

## New Samaria Rent Rosters 2008

January	February	March
Milligan, Jason	McNealy, Willie	Miles, Patti
Morgan, Freda	Miles, Patti	Milligan, Jason
Morrone, Carl	Milligan, Jason	Morgan, Freda
Moua, Keu	Morgan, Freda	Morrone, Carl
Mueller, Thomas	Morrone, Carl	Moua, Keu
Nash, Lawrence	Moua, Keu	Mueller, Thomas
Negron, Angel	Mueller, Thomas	Negron, Angel
Nelson, Alvin	Nelson, Alvin	Nelson, Alvin
Olson, Larry	Noack, Otto	Noack, Otto
Page, Lorren	Olson, Larry	Olson, Larry
Peterson, Bruce	Page, Lorren	Page, Lorren
Reese, William (Bill)	Peterson, Bruce	Peterson, Bruce
Reese, Duane	Pietrzak, Michael	Pietrzak, Michael
Roberts, John	Reese, William (Bill)	Reese, William (Bill)
Schmidt Paul	Reese, William (Bill)	Reese, Duane
Seaberry, Joseph	Reese, Duane	Richardson, Lauren
Shoffner, Sharaf	Richardson, Lauren	Roberts, John
Smith, Robert	Roberts, John	Rowden, Patricia
Weakly, Richard	Schmidt Paul	Schmidt Paul
Yancey, Janice	Schoenfield, Anastasia	Seaberry, Joseph
Zapolski, Cathrine	Seaberry, Joseph	Shoffner, Sharaf
Zyduck, Linda	Shoffner, Sharaf	Smith, Robert
	Smith, Robert	Stovall, Ruth
	Weakly, Richard	Weakly, Richard
	Yancey, Janice	Yancey, Janice
	Zapolski, Cathrine	Zapolski, Cathrine
	Zyduck, Linda	Zyduck, Linda

## New Samaria Rent Rosters 2008

April	May	June
Adkins, Willie	Adkins, Willie	Adkins, Willie
Altman, Lester	Altman, Lester	Altman, Lester
Antczak, Wayne	Antczak, Wayne	Antczak, Wayne
Avant, Anthony	Avant, Anthony	Avant, Anthony
Bestland, Michael	Bestland, Michael	Bestland, Michael
Bradetich, Greg	Brewer, Jeffery	Bradetich, Greg
Brewer, Jeffery	Carr, Gregory	Brewer, Jeffery
Carr, Gregory	Davenport, Ronnie	Britson, Deborah
Davenport, Ronnie	Doll, David	Carr, Gregory
Doll, David	Dorner, Justin	Davenport, Ronnie
Dorner, Justin	Dreyfus, Cynthia	Doll, David
Dreyfus, Cynthia	Friedli, Russell	Dorner, Justin
Friedli, Russell	Garza, Fernando	Dreyfus, Cynthia
Garza, Fernando	Gonzalez-Rivera, Melenio	Friedli, Russell
Gonzalez-Rivera, Melenio	Grayson, Seywood	Garza, Fernando
Grayson, Seywood	Greussing, Jennifer	Gonzalez-Rivera, Melenio
Greussing, Jennifer	Grider Bruce	Grayson, Seywood
Grider Bruce	Grider, Anthony	Greussing, Jennifer
Grider, Anthony	Grochowski, Jean	Grider Bruce
Grochowski, Jean	Hagie Pat	Grider, Anthony
Hagie Pat	Hammernik, Christopher	Grochowski, Jean
Hammernik, Christopher	Hamsing, Caroline	Hagie Pat
Hamsing, Caroline	Haubert, Michael	Hamsing, Caroline
Harris, Kenneth	Horst, William	Harris, Kenneth
Haubert, Michael	Horvath, James	Haubert, Michael
Horst, William	Hubbard, James	Horvath, James
Horvath, James	Jayasuria, Parakrma	Hubbard, James
Hubbard, James	Johnson, David	Jayasuria, Parakrma
Jayasuria, Parakrma	Johnson, Gary	Johnson, David
Johnson, David	Jole, Robert	Johnson, Gary
Johnson, Gary	Joyner, Jeff	Jole, Robert
Jole, Robert	Kaniewski, Martha	Joyner, Jeff
Joyner, Jeff	Kosnicki, Michael	Kaniewski, Martha
Kaniewski, Martha	Kuligowski, Leslie	Kosnicki, Michael
Kosnicki, Michael	Kuykendall, Calvin	Kuligowski, Leslie
Kuligowski, Leslie	Lambert, Gerald	Kuykendall, Calvin
Kuykendall, Calvin	Mayloa Terry	Lambert, Gerald
Lambert, Gerald	McNealy, Willie	Mayloa Terry
Mayloa Terry	Miles, Patti	McGuigan, Jennifer
McNealy, Willie	Milligan, Jason	McNealy, Willie

## New Samaria Rent Rosters 2008

April	May	June
Miles, Patti	Morgan, Freda	Miles, Patti
Milligan, Jason	Morrone, Carl	Milligan, Jason
Morgan, Freda	Moua, Keu	Morgan, Freda
Morrone, Carl	Mueller, Thomas	Morrone, Carl
Moua, Keu	Negron, Angel	Moua, Keu
Mueller, Thomas	Nelson, Alvin	Negron, Angel
Negron, Angel	Olson, Larry	Nelson, Alvin
Nelson, Alvin	Page, Lorren	O'Malley, Angela
Noack, Otto	Peterson, Bruce	O'Malley, Angela
Olson, Larry	Pietrzak, Michael	Olson, Larry
Page, Lorren	Reese, William (Bill)	Page, Lorren
Peterson, Bruce	Reese, Duane	Peterson, Bruce
Pietrzak, Michael	Richardson, Lauren	Pietrzak, Michael
Reese, William (Bill)	Roberts, John	Reese, William (Bill)
Reese, Duane	Rowden, Patricia	Reese, Duane
Richardson, Lauren	Schmidt Paul	Richardson, Lauren
Roberts, John	Seaberry, Joseph	Roberts, John
Rowden, Patricia	Shaw, Michael	Schmidt Paul
Schmidt Paul	Shoffner, Sharaf	Seaberry, Joseph
Seaberry, Joseph	Smith, Robert	Shaw, Michael
Shaw, Michael	Stovall, Ruth	Shoffner, Sharaf
Shoffner, Sharaf	Weakly, Richard	Smith, Robert
Smith, Robert	Yancey, Janice	Stovall, Ruth
Stovall, Ruth	Zapolski, Cathrine	Weakly, Richard
Weakly, Richard	B Uttke 2 weeks stay	Yancey, Janice
Yancey, Janice		Zapolski, Cathrine
Zapolski, Cathrine		Zapolski, Cathrine
Zyduck, Linda		

## New Samaria Rent Rosters 2008

July	August	September
Adkins, Willie	Adkins, Willie	Adkins, Willie
Altman, Lester	Adkins, Willie	Altman, Lester
Antczak, Wayne	Altman, Lester	Andrea, Peter
Avant, Anthony	Andrea, Peter	Antczak, Wayne
Bell, LeRoy	Antczak, Wayne	Avant, Anthony
Bestland, Michael	Avant, Anthony	Bell, LeRoy
Bradetich, Greg	Bell, LeRoy	Bestland, Michael
Brewer, Jeffery	Bestland, Michael	Brewer, Jeffery
Britson, Deborah	Bradetich, Greg	Britson, Deborah
Carr, Gregory	Brewer, Jeffery	Carr, Gregory
Davenport, Ronnie	Britson, Deborah	Cribb, Molly
Doll, David	Carr, Gregory	Davenport, Ronnie
Dorner, Justin	Davenport, Ronnie	Doll, David
Dreyfus, Cynthia	Doll, David	Dorner, Justin
Friedli, Russell	Dorner, Justin	Dreyfus, Cynthia
Garza, Fernando	Dreyfus, Cynthia	Friedli, Russell
Gonzalez-Rivera, Melenio	Friedli, Russell	Gonzalez-Rivera, Melenio
Grayson, Seywood	Gonzalez-Rivera, Melenio	Grayson, Seywood
Greussing, Jennifer	Grayson, Seywood	Greussing, Jennifer
Grider Bruce	Greussing, Jennifer	Grider Bruce
Grider, Anthony	Grider Bruce	Grider, Anthony
Grochowski, Jean	Grider, Anthony	Grochowski, Jean
Hagie Pat	Grochowski, Jean	Hagie Pat
Hamsing, Caroline	Hagie Pat	Hammernik, Christopher
Harris, Kenneth	Hamsing, Caroline	Hamsing, Caroline
Haubert, Michael	Harris, Kenneth	Harris, Antione
Horvath, James	Horvath, James	Harris, Kenneth
Hubbard, James	Hubbard, James	Holquist, Prescott
Jayasuria, Parakrma	Hughes, Cindy	Horvath, James
Johnson, David	Johnson, David	Hubbard, James
Johnson, Gary	Jole, Robert	Hughes, Cindy
Jole, Robert	Joyner, Jeff	Ihrcke, Sarah
Joyner, Jeff	Kaniewski, Martha	Johnson, David
Kaniewski, Martha	Kay, Sandy	Joyner, Jeff
Kosnicki, Michael	Kosnicki, Michael	Kaniewski, Martha
Kuligowski, Leslie	Kuligowski, Leslie	Kay, Sandy
Kuykendall, Calvin	Kuykendall, Calvin	Kosnicki, Michael
Lambert, Gerald	Lambert, Gerald	Kuligowski, Leslie
Mayloa Terry	Mayloa Terry	Kuykendall, Calvin
McGuigan, Jennifer	McGuigan, Jennifer	Lambert, Gerald



## New Samaria Rent Rosters 2008

July	August	September
McNealy, Willie	McNealy, Willie	Mayloa Terry
Meyer, Margaret	Meyer, Margaret	McGuigan, Jennifer
Miles, Patti	Miles, Patti	McNealy, Willie
Milligan, Jason	Milligan, Jason	Meyer, Margaret
Moore, Patrick	Moore, Patrick	Miles, Patti
Morgan, Freda	Morgan, Freda	Milligan, Jason
Morgan, Michael	Morgan, Michael	Moore, Patrick
Morrone, Carl	Morrone, Carl	Morgan, Freda
Moua, Keu	Moua, Keu	Morgan, Michael
Nedd, William Jr	Nedd, William Jr	Morrone, Carl
Negron, Angel	Negron, Angel	Moua, Keu
Nelson, Alvin	Nelson, Alvin	Nedd, William Jr
O'Malley, Angela	Nicholson, Julie	Negron, Angel
Olson, Larry	Norwood, Mone'y	Nelson, Alvin
Peterson, Bruce	Norwood, Mone'y	Nicholson, Julie
Reese, William (Bill)	Olson, Larry	Norwood, Mone'y
Reese, Duane	Peterson, Bruce	Olson, Larry
Richardson, Lauren	Reese, William (Bill)	Peterson, Bruce
Roberts, John	Reese, Duane	Reese, William (Bill)
Schmidt Paul	Richardson, Lauren	Reese, Duane
Seaberry, Joseph	Roberts, John	Richardson, Lauren
Shaw, Michael	Schmidt Paul	Roberts, John
Shoffner, Sharaf	Seaberry, Joseph	Schmidt Paul
Smith, Robert	Shaw, Michael	Seaberry, Joseph
Stovall, Ruth	Shoffner, Sharaf	Shaw, Michael
Weakly, Richard	Smith, Robert	Shoffner, Sharaf
Yancey, Janice	Stovall, Ruth	Smith, Robert
Zapolski, Cathrine	Trammell, Larry	Stovall, Ruth
	Weakly, Richard	Weakly, Richard
	Woyak, Clayton	Woyak, Clayton
	Yancey, Janice	Yancey, Janice
	Zapolski, Cathrine	Zapolski, Cathrine

## New Samaria Rent Rosters 2008

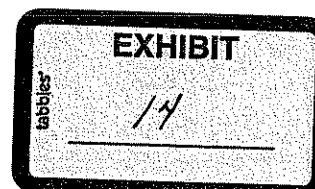
October	November	December
Adkins, Willie	Adkins, Willie	Adkins, Willie
Altman, Lester	Altman, Lester	Altman, Lester
Antczak, Wayne	Antczak, Wayne	Antczak, Wayne
Avant, Anthony	Avant, Anthony	Avant, Anthony
Bell, LeRoy	Bell, LeRoy	Bell, LeRoy
Bestland, Michael	Bestland, Michael	Bestland, Michael
Brewer, Jeffery	Brewer, Jeffery	Brewer, Jeffery
Carr, Gregory	Carr, Gregory	Carr, Gregory
Cribb, Molly	Cribb, Molly	Cribb, Molly
Davenport, Ronnie	Davenport, Ronnie	Curry, Joann
Doll, David	Daykstra, Ronald	Davenport, Ronnie
Dorner, Justin	Daykstra, Ronald	Daykstra, Ronald
Dreyfus, Cynthia	Doll, David	Doll, David
Friedli, Russell	Dorner, Justin	Dorner, Justin
Gonzalez-Rivera, Melenio	Dreyfus, Cynthia	Dreyfus, Cynthia
Grayson, Seywood	Friedli, Russell	Friedli, Russell
Greussing, Jennifer	Gonzalez-Rivera, Melenio	Gonzalez-Rivera, Melenio
Grider Bruce	Grayson, Seywood	Grayson, Seywood
Grider, Anthony	Greussing, Jennifer	Greussing, Jennifer
Grochowski, Jean	Grider Bruce	Grider Bruce
Hagie Pat	Grider, Anthony	Grider, Anthony
Hammernik, Christopher	Grochowski, Jean	Grochowski, Jean
Hamsing, Caroline	Hagie Pat	Hagie Pat
Harris, Antione	Hammernik, Christopher	Hammernik, Christopher
Harris, Kenneth	Hamsing, Caroline	Hamsing, Caroline
Horvath, James	Harris, Kenneth	Harris, Kenneth
Hubbard, James	Horvath, James	Hendy, Monica
Hughes, Cindy	Hubbard, James	Horvath, James
Johnson, David	Hughes, Cindy	Hubbard, James
Joyner, Jeff	Johnson, David	Hughes, Cindy
Kaniewski, Martha	Joyner, Jeff	Johnson, David
Kay, Sandy	Kaniewski, Martha	Joyner, Jeff
Kosnicki, Michael	Kay, Sandy	Kaniewski, Martha
Kuligowski, Leslie	Kohnke, Tiffany	Kohnke, Tiffany
Kuykendall, Calvin	Kosnicki, Michael	Kosnicki, Michael
Lambert, Gerald	Kuligowski, Leslie	Kuligowski, Leslie
Mayloa Terry	Kuykendall, Calvin	Kuykendall, Calvin
McGuigan, Jennifer	Lambert, Gerald	Lambert, Gerald
McNealy, Willie	Mayloa Terry	Mayloa Terry
Meyer, Margaret	McNealy, Willie	McNealy, Willie

## New Samaria Rent Rosters 2008

October	November	December
Miles, Patti	Meyer, Margaret	Meyer, Margaret
Milligan, Jason	Miles, Patti	Miles, Patti
Moore, Patrick	Milligan, Jason	Milligan, Jason
Morgan, Alma	Moore, Patrick	Moore, Patrick
Morgan, Freda	Morgan, Alma	Morgan, Alma
Morgan, Michael	Morrone, Carl	Morrone, Carl
Morrone, Carl	Moua, Keu	Murphy, Checo
Moua, Keu	Murphy, Checo	Nedd, William Jr
Nedd, William Jr	Nedd, William Jr	Negron, Angel
Negron, Angel	Negron, Angel	Nelson, Alvin
Nelson, Alvin	Nelson, Alvin	Nicholson, Julie
Nicholson, Julie	Nicholson, Julie	Norwood, Mone'y
Norwood, Mone'y	Norwood, Mone'y	Olson, Larry
Olson, Larry	Olson, Larry	Peterson, Bruce
Peterson, Bruce	Peterson, Bruce	Reese, William (Bill)
Reese, William (Bill)	Reese, William (Bill)	Roberts, John
Richardson, Lauren	Richardson, Lauren	Schmidt Paul
Roberts, John	Roberts, John	Seaberry, Joseph
Scaniffe, William	Schmidt Paul	Seaberry, Joseph
Schmidt Paul	Seaberry, Joseph	Shaw, Michael
Seaberry, Joseph	Shaw, Michael	Shoffner, Sharaf
Shaw, Michael	Shoffner, Sharaf	Smith, Robert
Shoffner, Sharaf	Smith, Robert	Spychala, Mathew
Smith, Robert	Spychala, Mathew	Stovall, Ruth
Stovall, Ruth	Stovall, Ruth	Weakly, Richard
Trammell, Larry	Weakly, Richard	Yancey, Janice
Weakly, Richard	Wiggins, Eddie	Zapolski, Cathrine
Yancey, Janice	Yancey, Janice	
Zapolski, Cathrine	Zapolski, Cathrine	

## West Samaria Rent Rosters 2008

January	February	March
Achilles, Joan	American Red Cross	American Red Cross
Altman, Lester	American Red Cross	American Red Cross
American Red Cross	Antczak, Wayne	Beatty, Jessie
American Red Cross	Barken, Marie	Bohanan, William
Antczak, Wayne	Beatty, Jessie	Demming, Mary
Barken, Marie	Brewer, Jaquelyn	Fifer, Danita
Beatty, Jessie	Brown, Anthony	McBride, Mark
Bishop, Louise	Budski, John	Milw. Co. Mental Health Div.
Blanek, L	Buereth, Joseph	Monroe, Josh
Bohanan, William	Caraway, Carolyn	Ott, Gabriel
Brewer, Jaquelyn	Demming, Mary	Strasser, Esther
Brown, Anthony	Fifer, Danita	Urban, Paul
Budski, John	Fry, James	
Buereth, Joseph	Grayson, Seywood	
Caraway, Carolyn	Gulliford, Inez	
Curry, Joann	Hammerer, Dennis	
Demming, Mary	Hammernik, Christopher	
Fifer, Danita	Kidd, Tamara	
Fry, James	Letterman, Ernest	
Grayson, Seywood	Mahr, Wayne	
Gulliford, Inez	Massino, John	
Hammerer, Dennis	McBride, Mark	
Hammernik, Christopher	McCarthy, Suzy	
Johnson, LaBryant	McCormick, David	
Kidd, Tamara	Milw. Co. Mental Health Div.	
Mahr, Wayne	Monroe, Josh	
Massino, John	Ott, Gabriel	
McBride, Mark	Project Access	
McCarthy, Suzy	Rogge, Jill	
McCormick, David	Rowden, Patricia	
Milw. Co. Mental Health Div.	Shaw, Michael	
Monroe, Josh	Stovall, Ruth	
Murillo, Juana	Strasser, Esther	
Neal, Curtis	Teague, Willie	
Noack, Otto	Washington, Herman	
Ott, Gabriel		
Pray, Dean		
Radtke, William		
Rayford, Patricia		
Richardson, Lauren		



## West Samaria Rent Rosters 2008

### January

### February

### March

Rivera-Zayas, Laura  
Rogge, Jill  
Rowden, Patricia  
Schoenfield, Anastasia  
Shaw, Michael  
Stovall, Ruth  
Strasser, Esther  
Teague, Willie  
Torres, Maria & Richard  
Urban, Paul  
Velazquez, Reyna  
Washington, Herman

**West Samaria Rent Rosters 2008**

<b>April</b>	<b>May</b>	<b>June</b>
American Red Cross	American Red Cross	American Red Cross
Milw. Co. Mental Health Div.	American Red Cross	American Red Cross
	American Red Cross	American Red Cross
	Milw. Co. Mental Health Div.	Milw. Co. Mental Health Div.

**West Samaria Rent Rosters 2008**

**April**

**May**

**June**



## West Samaria Rent Rosters 2008

July	August	September
American Red Cross	American Red Cross	American Red Cross
American Red Cross	Milw. Co. Mental Health Div.	American Red Cross
Milw. Co. Mental Health Div.		Milw. Co. Mental Health Div.

**West Samaria Rent Rosters 2008**

**July**

**August**

**September**

## West Samaria Rent Rosters 2008

**October**

**November**

**December**

American Red Cross  
Milw. Co. Mental Health Div.

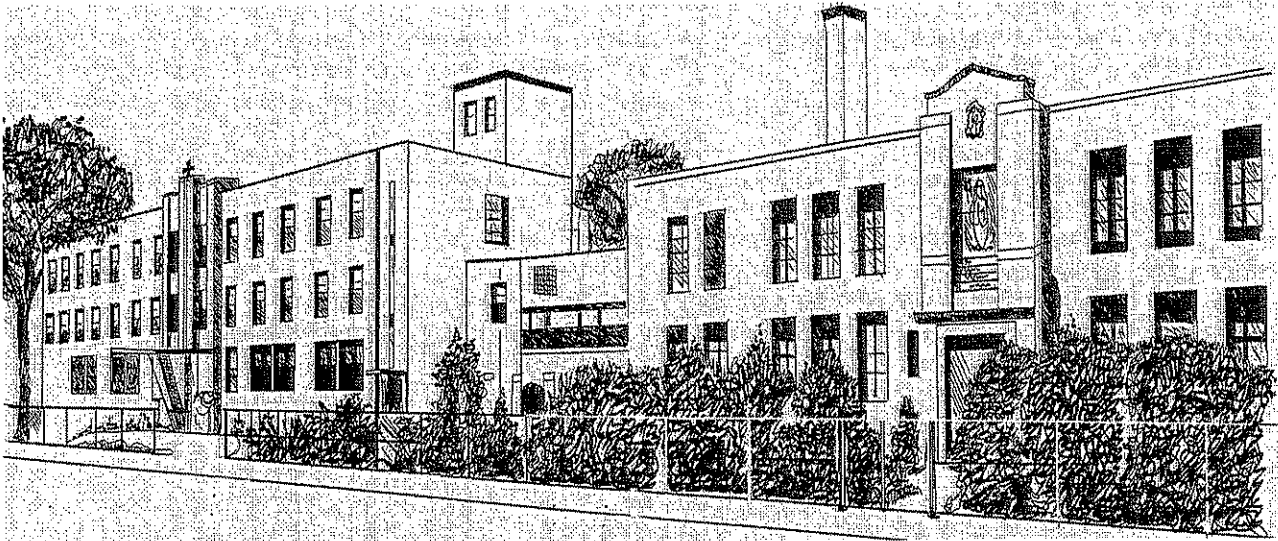
## West Samaria Rent Rosters 2008

October

November

December

# Tri-Corp Housing, Inc



## 2005 Annual Report

Tri-Corp Housing, Inc.  
6700 W. Beloit Road, West Allis, WI 53219  
Phone: 414-328-0800 Fax: 414-328-0983

[www.tricorphousing.org](http://www.tricorphousing.org)

EXHIBIT

tabbies

15

# Tri-Corp History

**Tri-Corp Housing, Inc** is a non-profit organization formed in January of 1998 through the merge of three existing non-profit corporations. These are South Community Organization (SCO), Housing With help (HWH), and Southeast Affordable Housing Corporation (SAHC). The Board of Directors of these entities took this pioneering initiative in the belief that they would be able to provide more and better services collectively than they would individually to Milwaukee area men and women in need of assistance.

SCO, SAHC and HWH have retained their respective identities as program areas of Tri-Corp and continue to emphasize those areas of activity in which they excel and of which they have become known. Among these are the provision of quality housing for defined groups – low and moderate income persons, and those with special needs due to mental or physical infirmities.

**South Community Organization (SCO)** is a traditional neighborhood based organization providing services to the south side of the City of Milwaukee. Formed in 1976 and incorporated as a non-profit in 1977, major programs include housing rehabilitation, support groups, youth services, and community outreach.

**Southeast Affordable Housing Corporation (SAHC)** is a non-profit development corporation focusing on affordable housing. Incorporated in 1991 by the Milwaukee Archdiocese of Milwaukee, SAHC specializes in creating multi-family housing units in Milwaukee County suburbs.

**Housing With Help (HWH)** is a non-profit corporation that specializes in providing supportive housing for Milwaukee's disadvantaged citizens. Formed in 1977 and incorporated as a non-profit in 1991, HWH manages two multi-family facilities which provide housing to 167 individuals who are developmentally disabled, chronically mentally ill, or frail elderly individuals.

## Mission Statement

**Tri-Corp Housing, Inc.** is a non-profit organization committed to providing quality housing at an affordable price to low and moderate income individuals and those with special needs in the greater Milwaukee area. Tri-Corp's goal is to strengthen communities by providing social, civic, community development and special event programming.

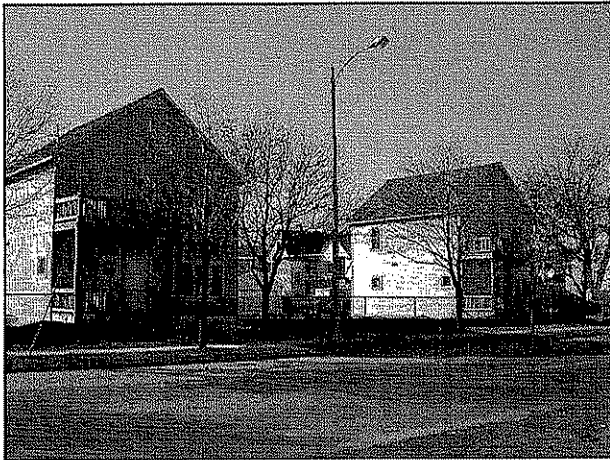
## Vision Statement

**Tri-Corp Housing, Inc.** believes that every individual has the right to quality housing at an affordable price. Our goal is to enhance neighborhoods, and provide social, and civic programs as well as special event planning. Tri-Corp will perform in a manner that is sensitive to the needs of our clients, consistent with the intent of our donors, and respectful of our mission



# Housing Production

Following on the landmark success of our clustered projects known as Harnischfeger Homes, and our homes on 38<sup>th</sup> & Silver Spring, Tri-Corp broke ground on its third such project in 2005. Located south of Lincoln Avenue, on Layton Boulevard, on Milwaukee's south side, this effort resulted in the transformation of an abandoned parking lot into four new homes, three of which were sold to low/moderate income owner occupants by years end.



This project resulted in over \$800,000 being invested in this near south side neighborhood and increased the tax base of the City of Milwaukee by \$560,000. Of the \$800,000 invested in this neighborhood, over half of it was spent on local contractors who finished the homes on our behalf.

In addition to our “new construction” efforts, Tri-Corp also completed five rehab projects in 2005 and had sold three of them to owner occupants by years end. These projects were scattered throughout the City and ranged from North 38<sup>th</sup> Street to South 15<sup>th</sup> Street.

To add to these efforts, Tri-Corp broke ground on its first suburban “new construction” effort. Two homes located in West Allis, were set late in 2005. Construction was targeted to be complete by the end of 2006. To offer “home ownership” opportunities for low or moderate income families, in good neighborhoods was the goal of the project. Tri-Corp plans many more such efforts for the future.





# Property Management

Tri-Corp was actively involved in managing its two facilities for supportive housing in 2005. Totalling 167 units, our Samaria campuses, continued to provide housing for individuals who are developmentally disabled, or suffer from physical disabilities and also had a chronic mental disease. Our Samaria campuses provided some of the best housing options for individuals in Milwaukee County who suffered from these debilitating illnesses.

Tri-Corp administered all of our activities from our administrative office located at New Samaria in the City of West Allis. Property management offices were also maintained at our southside location on 8<sup>th</sup> & Mitchell and our Oak Creek location on Wildwood Drive. Our southside office managed 137 units of housing that are located in the Cities of Milwaukee, South Milwaukee, Cudahy, and West Milwaukee. Our Oak Creek office managed 104 units of housing in the City of Oak Creek. All of our projects are designed to provide quality rental opportunities for individuals and families who meet low income guidelines.

Tri-Corp also continued to manage 8 units of housing for a sister organization known as Home Sweet Home. These 8 units of housing are targeted at individuals who suffer from a chronic mental illness but are capable of independent living.

A variety of funding sources were utilized in the creation and management of these multiple projects. Our portfolio is comprised of housing that was created using Section 42 tax credits, HUD 811 funds, HOME Funds and Community Development Block Grants.

During 2005, Tri-Corp continued its new focus on the creation of home ownership opportunities for our many tenants. During 2005, 27 units of our scattered site portfolio were sold to low income owner occupants. In most cases these homes were sold to the individuals who had been long term tenants of Tri-Corp. Our Home Purchase Counseling efforts qualified most of these individuals to purchase their homes and assisted them in locating and securing financing for the purchase.



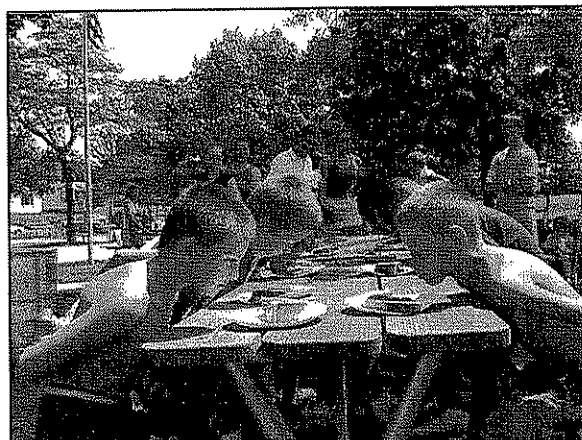
Residents of New Samaria open Christmas gifts donated by the Giving Tree at our Resident Christmas Party.

# Special Events

2005 saw many special events planned and carried out for the clients and membership of Tri-Corp. All of the events were planned and carried out to further the mission of Tri-Corp as it repositions itself to better meet the needs of our many clients



Summer youth volunteers cleanup a site at one of our construction projects



Children of members and guests play games at our summer picnic



Children paint Halloween themes on Mitchell Street windows. 95 children participated in the 25<sup>th</sup> annual event.



The kindergarten class of Lakeview Elementary School entertain residents at New Samaria

These events, plus groundbreakings, our Annual Dinner, United Way Week of Caring, and our Annual Meeting held at our Christmas Open House at New Samaria highlighted a very active year for Tri-Corp.

# Financial Information

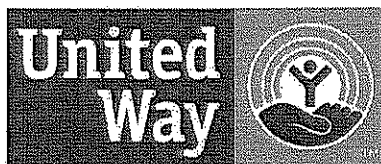
	2005	2004
<b>Assets</b>		
Cash and cash Equivalents	\$	\$ 129,530
Investments	197,519	318,818
Other Current Assets	992,330	866,869
Restricted Assets	532,950	535,461
Property and Equipment	7,394,645	7,763,613
Other Assets	1,032,886	1,687,733
Less Accumulated Depreciation	1,788,579	1,739,913
<b>Total Assets</b>	<b>\$8,361,751</b>	<b>\$9,930,276</b>
<b>Liabilities and Net Assets</b>		
Accounts payable	362,250	305,630
Accrued Wages	13,539	43,516
Line of Credit	75,992	224,110
Deferred Revenue	265,970	222,115
Current Maturity of Long Term Debt	426,000	768,629
Other Accrued Liabilities	945,873	1,105,657
L/T Debt Less Current Maturities	5,698,484	5,828,263
<b>Total Liabilities</b>	<b>\$7,788,108</b>	<b>\$8,497,920</b>
<b>Net Assets - Unrestricted</b>	<b>\$ 573,643</b>	<b>\$1,432,356</b>
<b>Income</b>		
Grant and Support Revenue	622,338	1,134,510
Rent	1,521,029	1,545,388
Contributions	3,336	7,650
Service Contract Income	64,031	160,775
Investment Income	3,766	61,004
Home Sales and Development Fees	1,274,020	1,730,543
Investment in Related Entities	(232,361)	( 1,012)
<b>Total Income</b>	<b>\$3,256,159</b>	<b>\$4,638,858</b>
<b>Expenses</b>		
Program Services	3,817,993	4,813,126
Administrative Services	296,879	349,531
<b>Total Expenses</b>	<b>\$4,114,872</b>	<b>\$5,162,657</b>
<b>Net Assets at Beginning of Year</b>	<b>\$1,432,356</b>	<b>\$1,956,155</b>
<b>Net Assets at End of Year</b>	<b>\$ 573,643</b>	<b>\$1,432,356</b>

# 2005 Tri-Corp Board of Directors

President: Cynthia Dodge  
Vice President: Eddie Paez  
Secretary: Judi Keller  
Treasurer: Joseph Henika

Ed Alarupi  
Cynthia Cullinan  
Judi Free  
Margarita Garcia-Guerrero  
John Machulak  
Florence Plessner  
Gladys Roszak  
Mary Louise Stenger

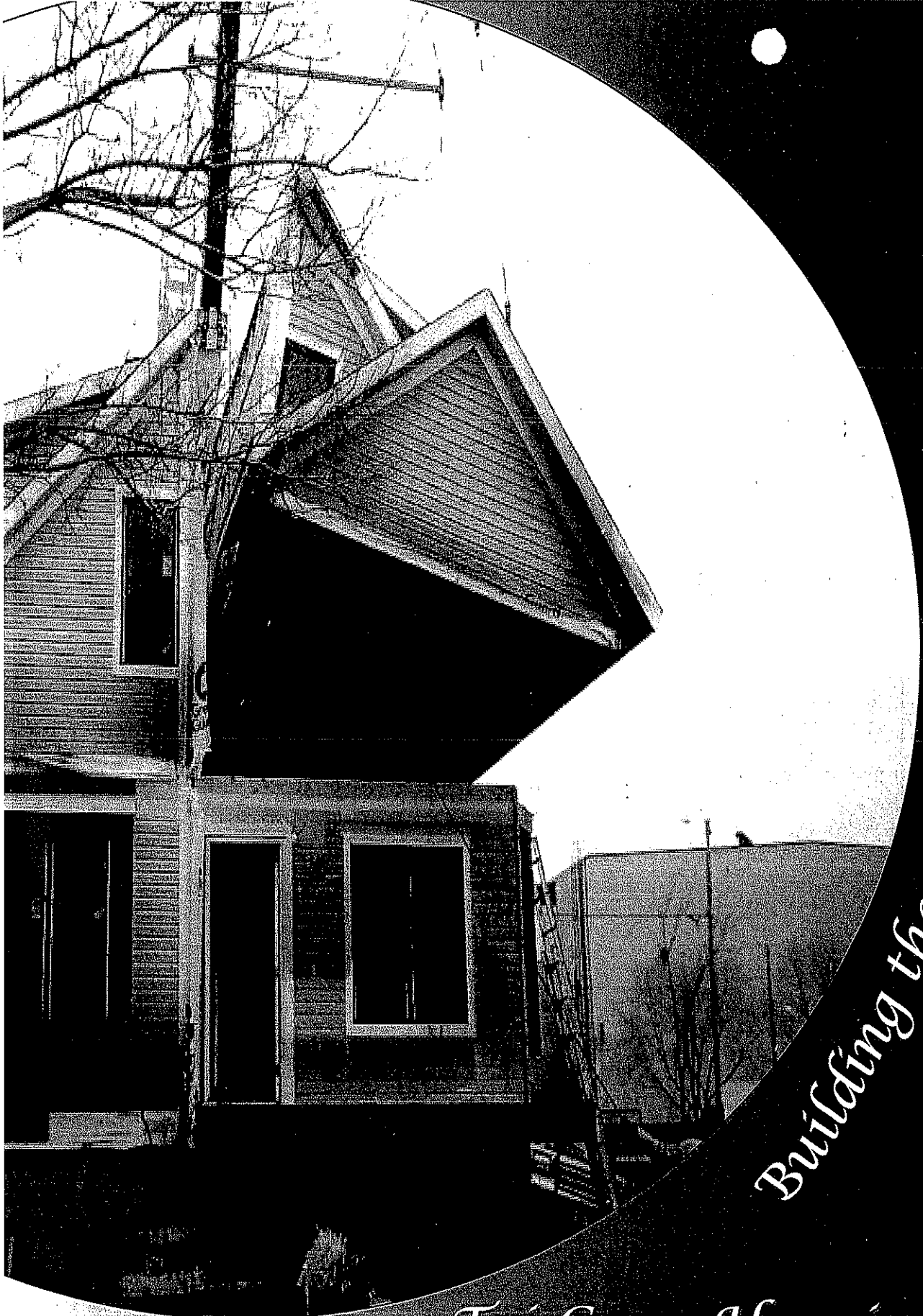
Executive Director: Michael S. Brever  
Associate Director/CFO: Marie Banach



United Way  
of Greater Milwaukee

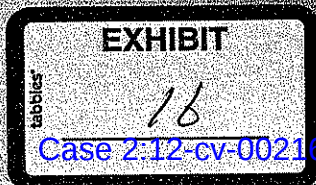
**Tri-Corp Housing, Inc. is proud to be a United Way Agency**





*Building the Future*

*Tri-Corp Housing, Inc.*  
*2004 Annual Report*



**Tri-Corp Housing, Inc.** is a non-profit organization formed in January of 1998 through the merge of three existing non-profit organizations. These are South Community Organization (SCO), Housing With Help (HWH), and Southeast Affordable Housing Corporation (SAHC). The Board of Directors of these entities took this pioneering initiative in the belief that they would be able to provide more and better services collectively than they would individually to Milwaukee area men and women in need of assistance.

SCO, HWH, and SAHC have retained their respective identities and continue to emphasize those areas of activity in which they excel and for which they have become known. Among these are the provision of quality housing for defined groups-low and moderate income persons, and those with special needs due to mental or physical infirmities.

The three divisions also contribute to a series of larger goals targeted by the board of Tri-Corp Housing. Among those are the development and provision of social services for young people; taking an active role in community efforts to reduce the presence of drugs, crime, and violence; and encouraging individuals' self-reliance through Tri-Corp's support of better education and job training that will equip people to improve their employment opportunities.

**South Community Organization (SCO)** is a traditional neighborhood-based organization providing services to the south side of the city of Milwaukee. Formed in 1976 and incorporated as a non-profit in 1977, major programs include housing rehabilitation, support groups, youth services, and community outreach.

**Southeast Affordable Housing Corporation (SAHC)** is a non-profit development corporation focusing on affordable housing. Incorporated in 1991 by the Archdiocese of Milwaukee, SAHC specializes in creating multi-family housing units in Milwaukee County suburbs.

**Housing With Help (HWH)** is a non-profit agency that specializes in providing supportive housing for Milwaukee's disadvantaged citizens. Formed in 1977 and incorporated in 1991 as a non-profit, HWH manages two multi-family properties on Milwaukee's west side. These facilities provide housing to 180 developmentally disabled, chronically mentally ill, or frail elderly individuals.

# Tri-Corp Housing, Inc.

6700 W. Beloit Road West Allis, WI 53219 414/328-0800 fax 414/328-0983  
www.tricorphousing.org

## Letter From the President

The 2004 Program Year was very exciting for Tri-Corp. Projects such as our Harnischfeger Homes effort and our economic development efforts with the Bay View Business Association came to successful conclusions. Tri-Corp also expanded our "new construction" efforts to 38<sup>th</sup> & Silver Spring and by years end we were building 4 new homes on 27<sup>th</sup> and Lincoln on Milwaukee's south side. These projects and many others kept our Board, staff and our many volunteers very busy during the course of the year.

I am pleased to report that we have settled into our new home at New Samaria. We believe that this location allows us to focus on the future rather than dealing with the many issues that confronted East Samaria. We are also pleased that this new location provides us an opportunity to expand our efforts and rededicate ourselves to the spirit of volunteerism that is a hallmark of our agency.

2004 also saw that Board of the agency focus on the future of Tri-Corp by updating and modifying as necessary our 5 year Strategic Plan. This document is the blueprint for the future as we identify and engage the many issues that will forge our future. Issues such as diversifying our funding base, expanding our volunteer efforts, and increasing our efforts in fundraising are all tasks that have been identified with the goal towards creating lasting solutions.

Consistent with this diversification of our funding base, we are pleased to state that by years end, Tri-Corp was deeply involved in our first new construction efforts in the City of West Allis. We believe that this new venture will not only broaden our funding base, but reduce our dependence on traditional funders, and it will also bring a unique new concept to our programs that the Board has worked on for several years. Tri-Corp believes that the key to providing upward mobility for low income families is to provide quality housing and home ownership opportunities in areas of expanding job bases and growing housing markets.

We are grateful to our many volunteers and benefactors who have made these things possible. With the continued support of these dedicated individuals and institutions, Tri-Corp will remain strong and continue to grow. While 2004 was an excellent year, we still have much that needs to be done. With the leadership of our Board, the dedication of our staff, and the willing attitude of our many volunteers, I am sure that then future is very bright.

Sincerely,

*Cynthia Dodge*  
President



# Economic Development

In 2004, the City of Milwaukee again awarded Tri-Corp an INRS Grant for neighborhood revitalization. INRS, or Integrated Neighborhood Revitalization Strategies, allows Tri-Corp to educate and encourage businesses and residents to improve their properties by making use of the programs promoted and grants given out by the City of Milwaukee.

As in 2003, Tri-Corp's main focus was directed toward the businesses of Bay View located along Kinnickinnic Avenue from Bay Street to Russell Avenue. Through the use of Façade Grants, RIF Grants, and low interest loans, business owners were encouraged to improve their buildings and buy or modernize the equipment used to operate their businesses. Homeowners in residential areas adjacent to this business district were advised about home improvement grants that were available to revitalize their neighborhoods. As in the past, Tri-Corp worked closely with the Bay View Business Association, neighborhood groups, residents and the elected officials who represented the area. Many new businesses moved into the area or expanded.

Throughout Spring 2004, Tri-Corp helped coordinate and promote the political debates and forums held in Bay View for the County Executive's race, the City of Milwaukee Mayor's race, and the Milwaukee County Supervisor's and local aldermanic race. These events were coordinated with the Bay View Business Association and the South Shore Park Watch Group.

Tri-Corp also coordinated a neighborhood clean-up with sponsors such as McDonald's, Klement's Sausage Company, the Milwaukee Brewers Baseball Team, and the Keep Greater Milwaukee Beautiful Committee.

Tri-Corp also spent many hours assisting organizations in the Bay View area. The newly formed Bay View Neighborhood Association worked to unify the neighborhoods of the area and to promote the Bay View community. This organization sponsored the first annual Bay View Bash. Forward Bay View also entered its inaugural year in 2004. The focus of this group was to promote the businesses located in Bay View. Tri-Corp worked with this organization, helping it create its bylaws and logo, elect officers, and plan meetings. Tri-Corp also assisted other area organizations such as the Winter Fun in Bay View Committee and the South Shore Park Watch.

# Housing Rehabilitation

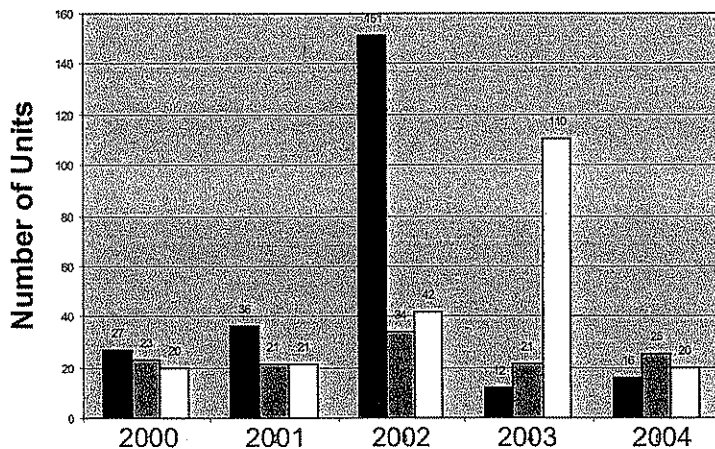
**T**ri-Corp had completed work on its landmark project known as Harnischfeger Homes by the close of 2004. This development of 11 new homes—built using modular construction—had resulted in 11 new “low/moderate income” home owners on one block on Milwaukee’s south side. Each of the 11 homes were completed and sold to owner occupants by years end. In addition to the owner occupancy opportunities, Harnischfeger Homes increased the tax base of the City of Milwaukee by over \$1.3 million.



N. 38th St. and W. Silver Spring Dr.

Tri-Corp also started and completed its second major “new construction effort”: the building of 3 new homes on North 38th Street and West Silver Spring Drive. These homes were completed by years end and sold to owner occupants. In addition to these homes, the construction of 4 new homes on South 27th Street and West Lincoln Avenue had begun. By the end of 2004, the first house had been set, and the remaining homes were under “factory construction”.

## Progression of Housing Renovation



To add to these strides, Tri-Corp was also broke ground on its first suburban effort in affordable owner occupancy. Tri-Corp had acquired a parcel of land in the City of West Allis and made preparations to build

2 new homes at that location with hopes that suburban neighborhoods

will create an entirely new market for Tri-Corp and offer low income families ad-

ditional opportunities to become owner occupants.

Efforts to rejuvenate the housing stock of the City of Milwaukee through Tri-Corp’s “acquisition/rehab” efforts continued in 2004. Seven homes were purchased and rehabilitated in 2004. Tri-Corp staff actively worked on an additional 12 units of housing.



Arlington Heights



# Property Management

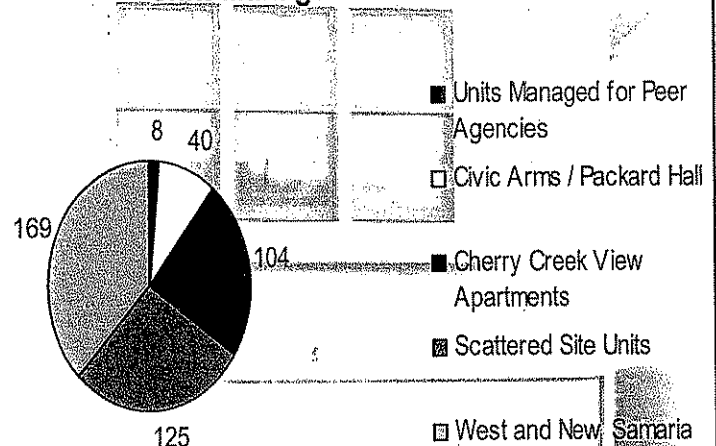
**T**ri-Corp settled into its home at New Samaria in 2004. This facility, the former Saint Joan Antida nursing home, was a bold new direction for our residents involved in supportive housing. Seventy-Five individuals living at New Samaria and 93 individuals living at West Samaria benefited from this effort as Tri-Corp continued to try to provide the best quality life possible for our clients with developmental or physical disabilities, and suffering from chronic mental disease.

Tri-Corp also moved its administrative offices to New Samaria and settled in during the 2004 calendar year. Tri-Corp continued to retain an office at 1635 S. 8th Street. The principle activity generated from that location involved the creation and management of Tri-Corp's affordable housing projects. The majority of these efforts were funded through multiple contracts with the City of Milwaukee Community Block Grant Administration.

In addition to their 1635 S. 8th Street location, Tri-Corp also maintained rental offices at their Cherry Creek location in Oak Creek. These 2 offices were responsible for managing 265 units of housing. These units were scattered site as well as multi-family. Based on a policy shift from Tri-Corp's Board of Directors, 2004 saw this organization actively attempt to downsize its scattered site portfolio and transition it to owner occupancy for low and moderate income families. In many cases, tenants of Tri-Corp were the families that purchased the properties. Because of Tri-Corp's own Home Buying Seminars and Post Purchase Counseling, this effort gained momentum and Tri-Corp reduced its portfolio by 29 units.

Tri-Corp also continued to manage 8 units of scattered site housing for a sister agency known as Home Sweet Home—a non-profit organization that provides housing for the chronically mentally ill. Through their multiple portfolios, Tri-Corp acquired a vast knowledge of project management. Tri-Corp currently manages units that are HUD 811, Section 42 Tax Credit HOME funds financed, and/or CDBG subsidized.

Units Managed in 2004



# Special Events

2004 saw many special events planned and carried out for the clients and membership of Tri-Corp. All of the events were designed to further the mission of Tri-Corp as well as provide an opportunity for the community at large to gain greater knowledge of the activities and programs of Tri-Corp.

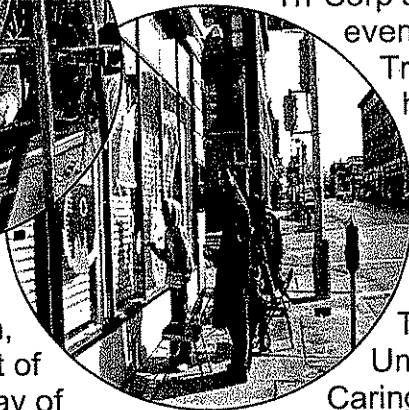
As in previous years, Tri-Corp hosted that they build their program year Summer Picnic was held July 17, 2004 at Manitoba Park. October brought the 23rd Annual Window Painting Contest which was again held on Mitchell Street. The Tri-Corp Annual Dinner was held at the Best Western Conference Center on November 6, 2004. Senator Jeff Pile served as the keynote speaker. The achievements of the New Samaria Advisory Committee were honored with Tri-Corp's "President's Award". Select Milwaukee was presented with Tri-Corp's "Program Award" and Ms. Jean Leslie of Habitat for Humanity received the "Community Service Award".



and sponsored the 3 events around. The Tri-Corp



with their



On September 14th, hosted a contingent ofunteers for their "Day of

Tri-Corp held a client picnic at New Samaria while a contingent of volunteers cleaned West Samaria from top to bottom and landscaped the exterior of the building.

In November, Tri-Corp hosted a groundbreaking at their new development site called L.A. Homes. The project involved constructing four new single family homes on South 27th Street, immediately south of Lincoln Avenue. Alderman Donovan, Mayor Barrett, and State Assemblyman Josh Zepnick assisted in the celebration. Last, but certainly not least, was an event that is fast becoming an annual tradition at Tri-Corp: the Christmas Open House at New Samaria.



Each of these events highlight the success of Tri-Corp as well as provide opportunities for the community at large to participate in their many efforts.

# Financial Information: Balance Sheet

Cash & Cash Equivalents	127,805	254,215
Investments	318,818	575,003
Other Current Assets	2,393,571	2,383,653
Restricted Assets	643,614	370,882
Property & Equipment	6,771,837	6,592,486
Other Assets	1,386,769	1,645,553
Accumulated Depreciation	-1,739,913	-1,519,038
<b>Total Assets</b>	<b>9,902,501</b>	<b>10,302,754</b>
<b>Liabilities</b>		
Accounts Payable	305,631	347,785
Accrued Wages	27,258	12,242
Line of Credit	224,110	224,110
Deferred Revenue	222,115	372,395
Current Maturity of L/T Debt	973,554	868,128
Other Accrued Liabilities	204,183	1,144,342
L/T Debt Less Current Maturities	6,512,282	5,377,597
<b>Total Liabilities</b>	<b>8,469,133</b>	<b>8,346,599</b>
<b>Net Assets</b>		
Unrestricted	1,433,368	1,956,155
Restricted	0	0
<b>Total Net Assets</b>	<b>1,433,368</b>	<b>1,956,155</b>
<b>Total Net Assets &amp; Liabilities</b>	<b>9,902,501</b>	<b>10,302,754</b>



# Financial Information: Income & Expenses

## Income

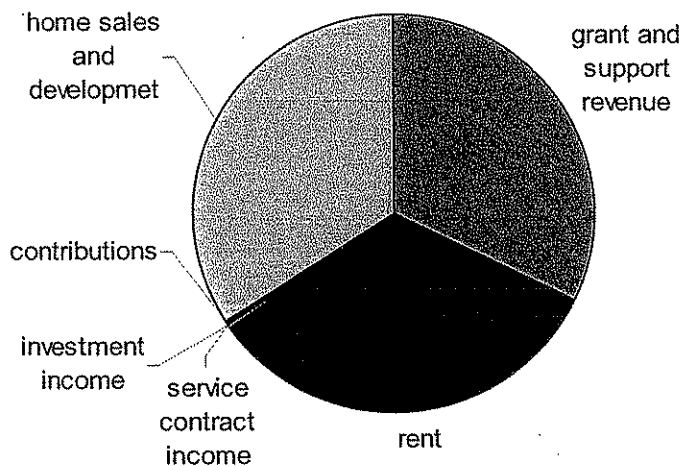
	2004	2003
Grant & Support Revenue	1,508,215	1,077,626
Rent	1,537,737	1,778,065
Contributions	7,650	18,778
Service Contract Income	4,739	88,000
Investment Income	7,333	53,936
Home Sales & Development Fees	1,600,178	5,578,122
<b>Total Income</b>	<b>4,665,852</b>	<b>8,594,527</b>

## Expenses

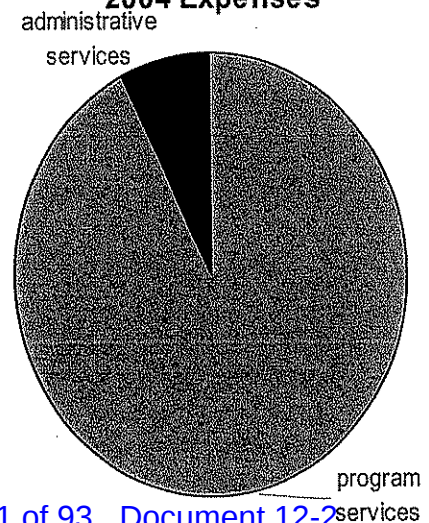
Program Services	4,813,126	7,920,073
Administrative Services	375,513	577,469
<b>Total Expenses</b>	<b>5,188,639</b>	<b>8,497,542</b>

Change in Net Assets	-522,787	96,985
Net Assets at Beginning	1,956,155	1,859,170
Net Assets at End of Year	1,433,368	1,956,155

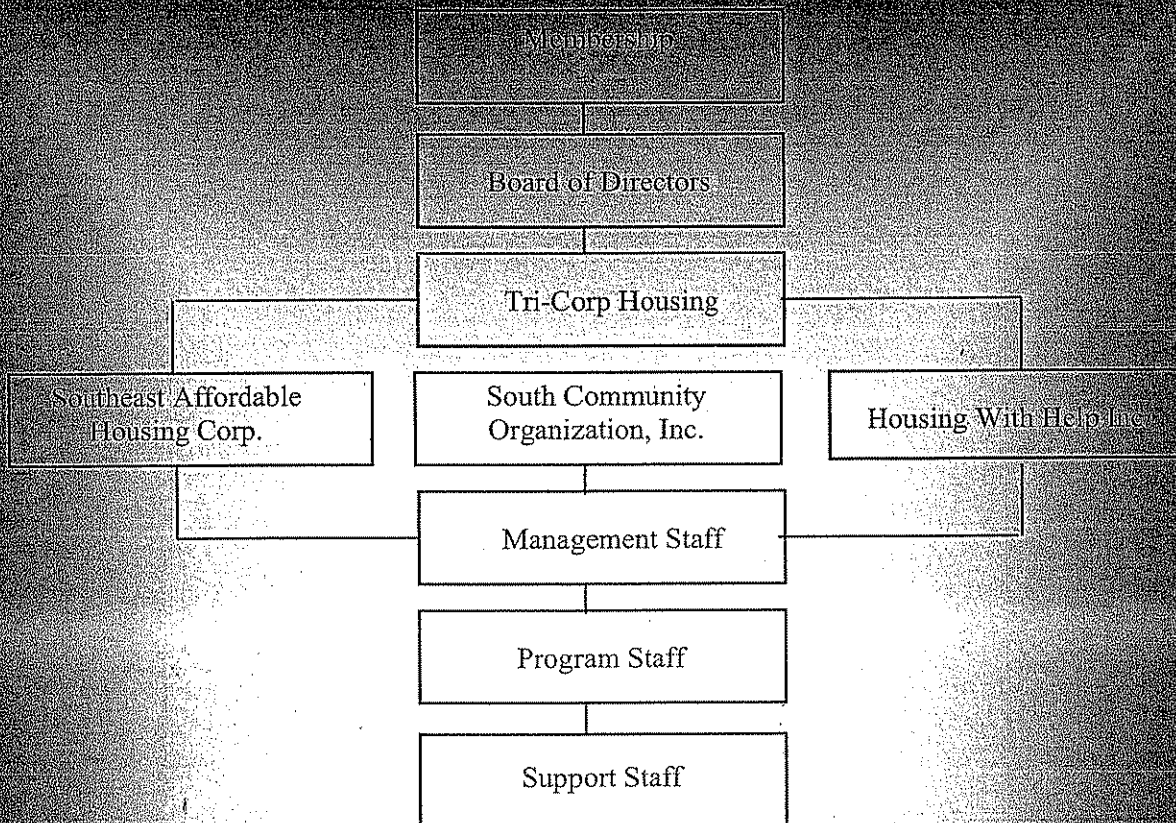
**2004 Income**



**2004 Expenses**







## 2004 Board of Directors

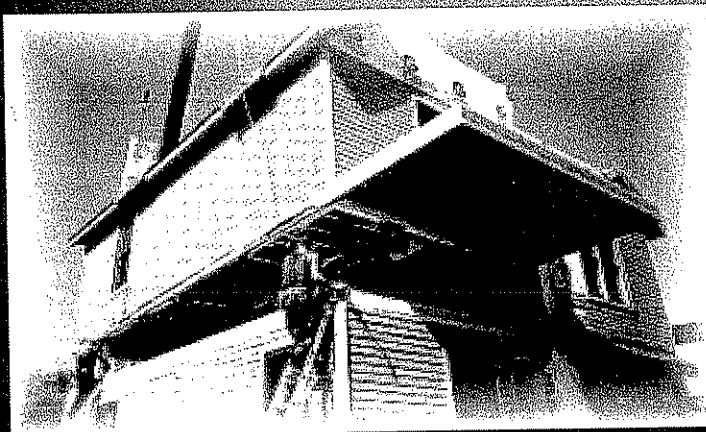
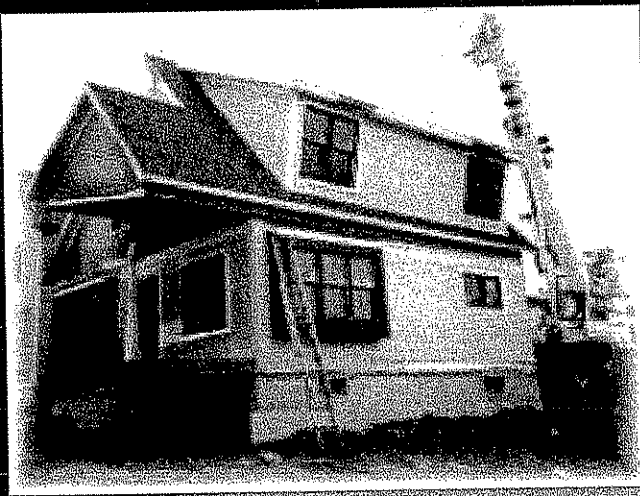
President: Cynthia Dodge  
 Vice President: Eddie Paez  
 Secretary: Judi Keller  
 Treasurer: Joseph Henika

John Machulak  
 Gladys Roszak  
 Dr. Leslie Gombus

Cynthia Cullinan  
 Florence Plessner  
 Jack West  
 Margarita Garcia-Guerrero

Ed Alarupi  
 Judi Free  
 Mary Louise Stenger







# Tri-Corp Housing, Inc.

6700 W. Beloit Road  
West Allis, WI 53219

Phone: 414/328-0800

Fax: 414/328-0983

Email: [tricorp@execpc.com](mailto:tricorp@execpc.com)

[www.tricorphousing.org](http://www.tricorphousing.org)



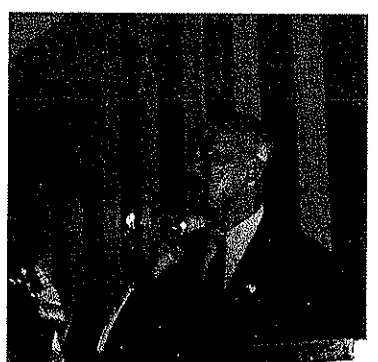
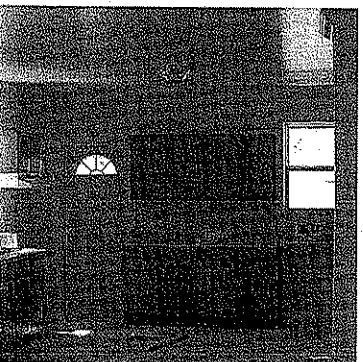
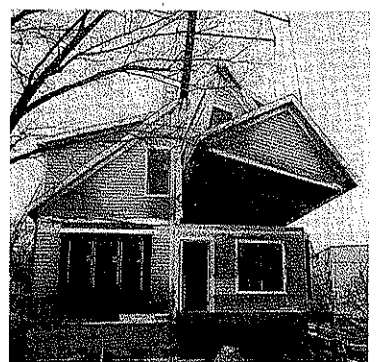
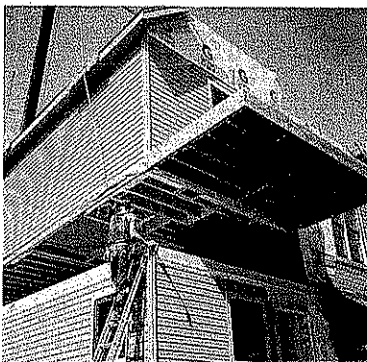
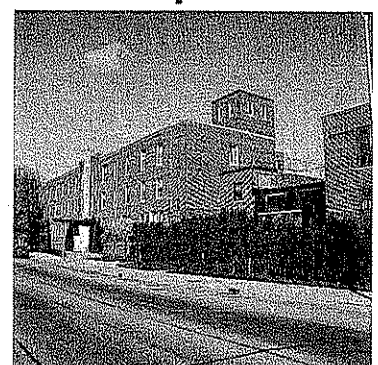
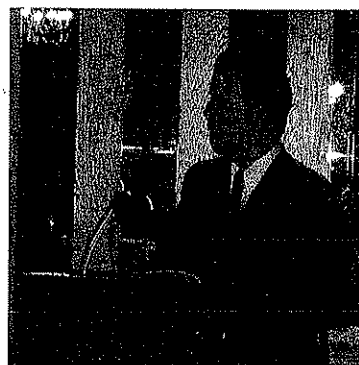
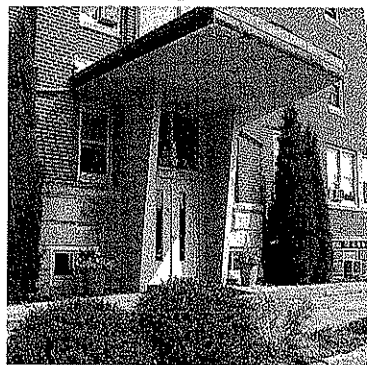
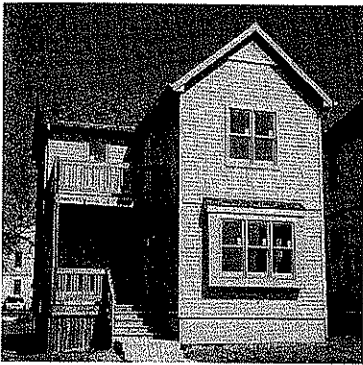
Tri-Corp Housing, Inc. would like to thank its major donors for 2004.

Community Care Organization  
Greater Milwaukee Foundation  
United Way of Greater Milwaukee  
Greater Milwaukee Association of Self Help Housing-SHOP  
City of Milwaukee—Black Grant Administration of the City of Milwaukee  
City of Milwaukee—Bureau of Commerce—Division of Community Development  
City of Milwaukee—Corporation—Milwaukee Partnership for Community Development  
City of Milwaukee—Department of Housing and Community Development  
City of Milwaukee—Department of Economic Development Authority Foundation  
City of Milwaukee—Employees Civic and Charitable Organization  
City of Milwaukee—Pick 'n' Save—We Care Program  
Federal Home Loan Bank of Chicago  
Greater Mitchell Street Association





# Tri-Corp Housing, Inc. 2003 Annual Report



**Tri-Corp Housing, Inc.** is a non-profit organization formed in January of 1998 through the merge of three existing non-profit organizations. These are South Community Organization (SCO), Housing With Help (HWH), and Southeast Affordable Housing Corporation (SAHC). The Board of Directors of these entities took this pioneering initiative in the belief that they would be able to provide more and better services collectively than they would individually to Milwaukee area men and women in need of assistance.

SCO, HWH, and SAHC have retained their respective identities and continue to emphasize those areas of activity in which they excel and for which they have become known. Among these are the provision of quality housing for defined groups-low and moderate income persons, and those with special needs due to mental or physical infirmities.

The three divisions also contribute to a series of larger goals targeted by the board of Tri-Corp Housing. Among those are the development and provision of social services for young people; taking an active role in community efforts to reduce the presence of drugs, crime, and violence; and encouraging individuals' self-reliance through Tri-Corp's support of better education and job training that will equip people to improve their employment opportunities.

**South Community Organization (SCO)** is a traditional neighborhood-based organization providing services to the south side of the city of Milwaukee. Formed in 1976 and incorporated as a non-profit in 1977, major programs include housing rehabilitation, support groups, youth services, and community outreach.

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**Housing With Help (HWH)** is a non-profit agency that specializes in providing supportive housing for Milwaukee's disadvantaged citizens. Formed in 1977 and incorporated in 1991 as a non-profit, HWH manages two multi-family properties on Milwaukee's west side. These facilities provide housing to 180 developmentally disabled, chronically mentally ill, or frail elderly individuals.



# Tri-Corp Housing, Inc.

6700 W. Beloit Road West Allis, WI 53219 414/328-0800 fax 414/328-0983

## Letter From the President

The 2003 program year was very exciting for Tri-Corp. Projects such as our Harnischfeger Homes effort and our move to New Samaria kept the Board, staff and our many volunteers very busy. We believe that these efforts have created a future for Tri-Corp that is bigger, better, and holds more promise than ever before.

Our move to New Samaria in October was the culmination of over 18 months effort. This new home for our supportive housing efforts and our administration creates an opportunity for us to focus on the future rather than dealing with problems of the past. The move also gives us an opportunity to rededicate ourselves to the spirit of volunteerism that is a trademark of our agency. Our newly formed New Samaria Community Advisory Committee and the many social opportunities that are offered for our residents are staffed by neighborhood volunteers.

2003 also saw the Board of Tri-Corp adopt a five year Strategic Plan. This document will become the map that guides us as we focus on the future of our agency. The Board has set a course for Tri-Corp that is bold, innovative and capitalizes on the strengths of Tri-Corp while working to eliminate our weaknesses. As 2003 came to a close, we were focusing on new programs in senior citizen housing, economic development, and the creation of scattered site modular housing. All of these efforts were significantly highlighted in our Strategic Plan.

We are grateful to our many volunteers and benefactors who have made these things possible. With the continued support of these dedicated individuals and institutions, Tri-Corp will remain strong and continue to grow. While 2003 was an excellent year, we still have much that needs to be done. With the leadership of our Board, the dedication of our staff, and the willing attitude of our volunteers, I am sure that the future is very bright.



Edward Alarupi  
President





## *Economic Development*

The City of Milwaukee has awarded Tri-Corp an INRS Grant for neighborhood revitalization. INRS, an acronym for Integrated Neighborhood Revitalization, subsidizes a low interest rate housing line staff to educate and encourage businesses and residents to improve their properties by making use of the programs available.

Tri-Corp's main focus has been directed toward the business area of Bay View along Lincoln Avenue from Bay Street to Russell Avenue along with the neighboring residential areas. Through the use of Facade Grants, RIF Grants and low interest loans, business owners are encouraged to improve their buildings and buy or modernize the equipment used to operate their businesses. Homeowners are advised about home improvement grants that are available to revitalize their neighborhoods.

Tri-Corp has worked closely with the Bay View Business Association, neighborhood groups, residents and the elected officials who represent the area. Businesses such as Stone Creek Coffee, The South Market Cafe, Lulu and Sweets have moved into the area or expanded. Tri-Corp has helped plan and arrange the programs for the Business Association monthly meetings.

Tri-Corp has also sponsored a neighborhood clean up with sponsors such as McDonald's, Clement's, Milwaukee Brewers Baseball Team and the Keep Greater Milwaukee Beautiful Committee. Tri-Corp Housing, Inc. has lent assistance to the Winter Fun in Bay View Committee, the South Shore Park Watch and the newly formed Bay View Neighborhood Association.

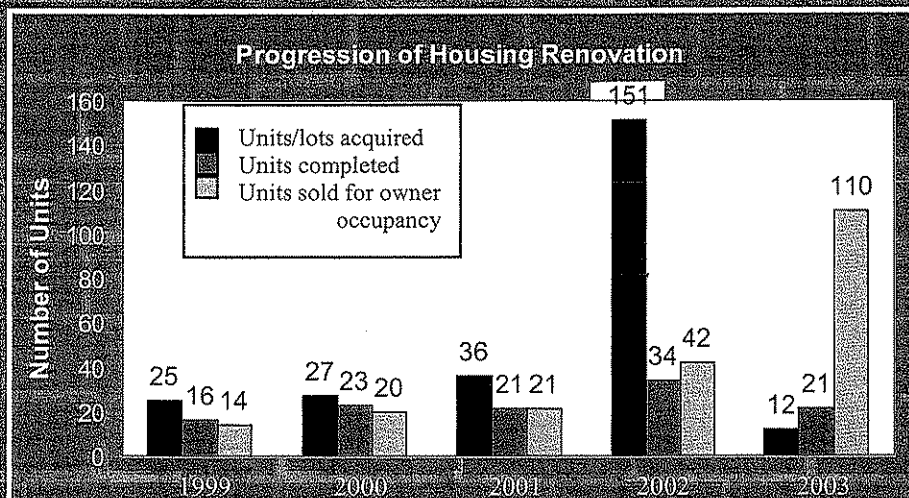


# Housing Rehabilitation

By the close of 2003, South Community Organization's (SCO) project known as Harnischfeger Homes was beginning to wind down. Ten new modular homes had been placed on the parcels of land purchased in 2002. Seven had been completed and sold to income eligible owner occupants. At years end, the 11th and final home was being prepared for shipping from the factory. SCO had already identified

buyers for homes 8 and 9 and was actively working through their Home Buying Seminars to identify buyers for the remaining two Harnischfeger Homes.

South Community's landmark project, called Metro Homes, also came to a close by years end. On August 7, 2002, SCO purchased 58 duplexes from a local investor with the intent of transitioning each into "owner occupancy" opportunities. On December 31, 2003, South Community Organization sold the last of these duplexes to an owner occupant. During the 17-month duration of the project, 16 duplexes received substantial rehabilitation and the remaining 42 duplexes received moderate rehab.



South 23rd St. - Before



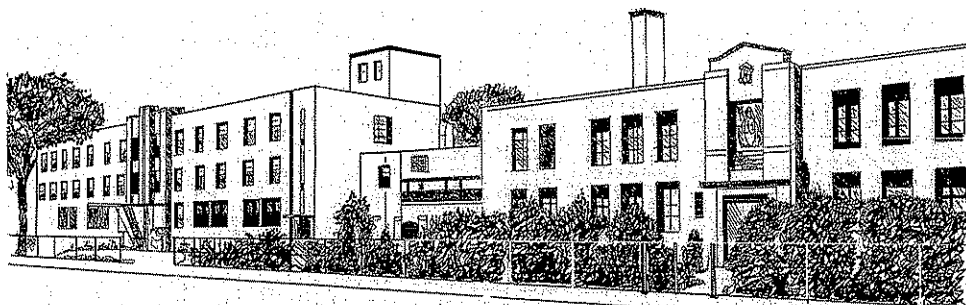
South 23rd St. - After



Harnischfeger Homes



## Property Management

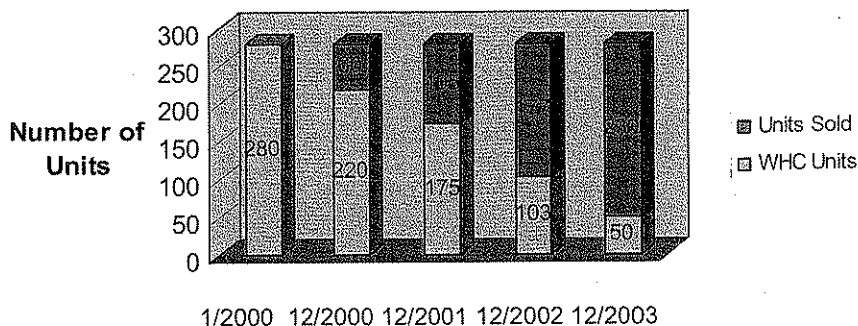


Tri-Corp Housing, Inc. dramatically altered its service provision to Housing With Help (HWH) residents in 2003. Following over one years effort, Tri-Corp successfully completed the purchase of the former St. Joan Antida

Nursing Home located on South 67th Street and Beloit Road in West Allis. During the summer of 2003, Tri-Corp invested over \$500,000 in making the facility, which was renamed New Samaria, suitable to the needs of HWH residents. On September 10th, residents were moved from the former facility, East Samaria, to their new home in West Allis. Tri-Corp also sold East Samaria in 2003. Tri-Corp moved its administrative headquarters from 1635 S. 8th Street to New Samaria in October.

Tri-Corp Housing, Inc. ended its contractual relationship with Westside Housing Cooperative (WHC) on December 1, 2003. From January 1, 2000 through December 31, 2003, Tri-Corp assisted WHC in downsizing their portfolio by 230 units. The primary disposition for the sold units was "owner occupancy". With a grant received from Local Initiatives Support Corporation, Tri-Corp was able to direct a financial review of the Westside Housing Cooperative financial accounts. In addition, 14 families received assistance in purchasing homes with grants from the Federal Home Loan Bank of Chicago. Tri-Corp was concluding efforts to rehab 9 other WHC homes using grants from the HOME Funds Program of the City of Milwaukee. By the close of 2003, Westside Housing Cooperative was managing their own affairs having hired an Executive Director.

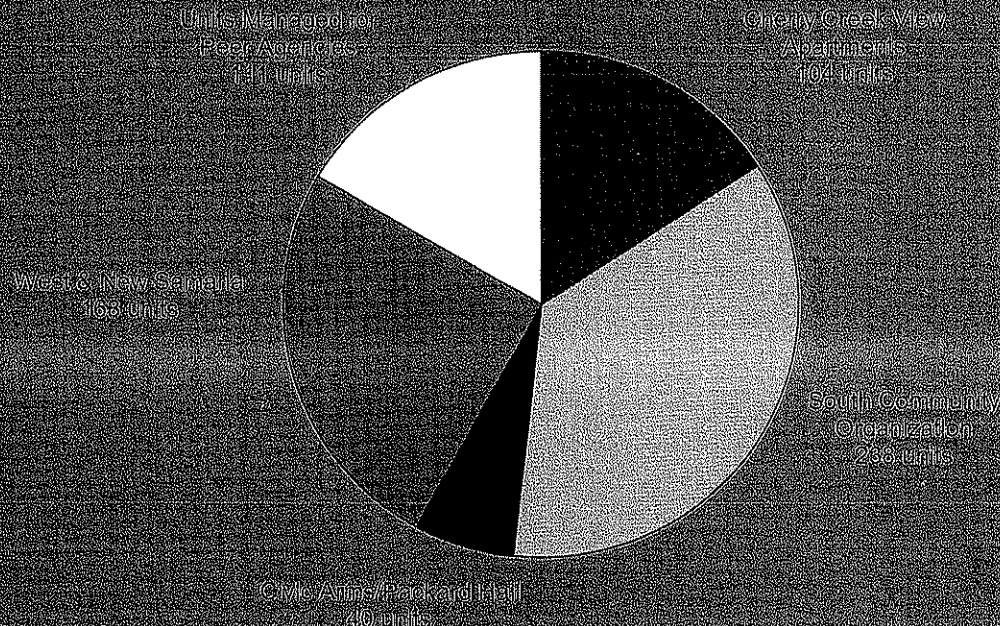
Increased Owner Occupancy at Westside Housing Cooperative





## Property Management

Units Managed in 2003



In addition to managing its own rental portfolio, Tri-Corp also managed units for peer agencies. As previously mentioned, Tri-Corp was very active in 2003 in managing the rental portfolio for WestSide Housing Cooperative (WHC) and in assisting WHC transition their units to owner occupancy. Tri-Corp also managed rental units for Home Sweet Home, an agency specializing in offering housing to individuals with special needs. These specific units were targeted for residents with chronic disabilities who required special assistance to live independently.

Tri-Corp also provided Housing With Help units to the Red Cross for their Safe Haven program and to Milwaukee County for their Transitional Housing Program (THP).



## *Volunteer Programs*

Volunteers of all ages donated their time to Tri-Corp Housing, Inc. in 2003. These volunteers came to Tri-Corp through programs like the United Way's Day of Caring, Youthworks!, and the Thomas More Senior Service Project. A variety of area residents also donated their time and energy to Tri-Corp. The volunteers assisted in cleaning up and rehabilitating properties for SCO, SAHC, and HWH in addition to running recreational programs for Housing With Help residents. Many of these volunteers also participated in the Great American Clean-Up in Bay View. Volunteers took part in "one day" programs such as the Bay View Spring Clean-Up and the move of Housing With Help residents from East Samaria to their new home at New Samaria.

A volunteer with particular expertise in computers assisted Tri-Corp staff in designing and uploading our [www.tricorphousing.org](http://www.tricorphousing.org) website. This new addition to our Tri-Corp outreach efforts contains information pertaining to our rehab projects, new construction programs, community calendar of events, our rental portfolio, and an e-mail rolodex for every member of the Tri-Corp administrative staff. Information, photos and a general listing of Tri-Corp offices make this an informative and useful tool for individuals wishing to learn more about Tri-Corp.



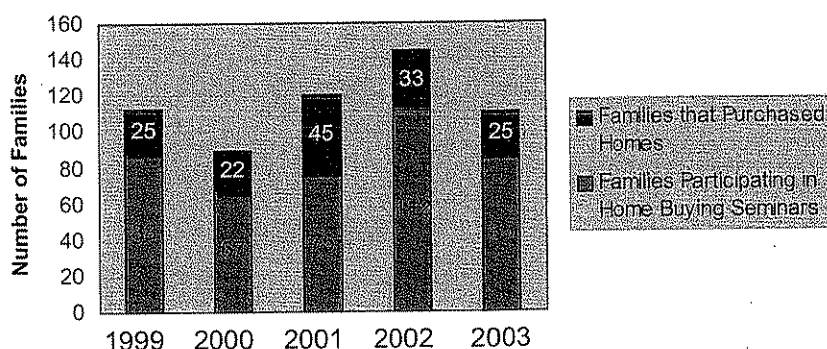
[www.tricorphousing.org](http://www.tricorphousing.org)

# Counseling and Advice Services

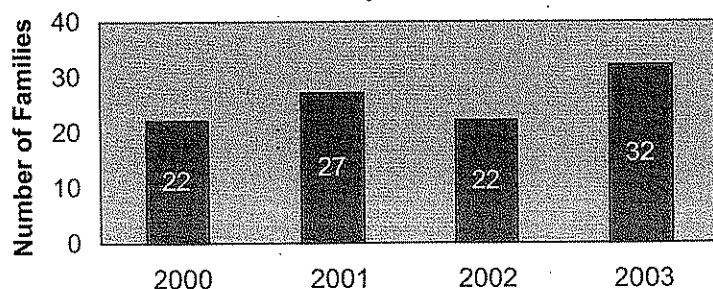
South Community Organization and Housing With Help offer a variety of counseling and advice services.

There are three programs that South Community Organization focused on: Home Buying Seminars, Post Purchase Counseling, and the Caretakers of the Elderly Support Group. Both the Post Purchase Counseling and Home Buying Seminars continued to see great success in 2003.

**Success of Home Buying Seminars**



**Post Purchase Counseling Participants**



The Caretakers of the Elderly, a program in its 22nd year, continued to meet at St. Francis Hospital's Education Center. Caretakers of the Elderly offered support

to individuals who are responsible for an elderly individual.

Housing With Help, as previously mentioned, worked with the Milwaukee chapter of the Red Cross and the Transitional Housing Program. In addition, HWH also worked with advocates from Set Ministries. Each of these programs had similar goals-medical advocacy, case management, income stabilization, and a social outlet.



## Special Events

On August 2, 2003, Tri-Corp Housing hosted the 22<sup>nd</sup> annual picnic for the board of directors, the staff and membership. The event took place at Manitoba Park with approximately 60 people in attendance. It was a day of camaraderie filled with enjoyment of great food and fun games.

Eighty children participated in the Halloween Painting Contest on October 18, 2003. This annual event was again held on Mitchell Street with the assistance and support of the Greater Mitchell Street Association. This free event presented cash awards to children in each of 4 age categories based on quality of painting, appropriateness of theme, and originality of work.



Danny Brevi and James Banach at the annual picnic.

The Tri-Corp Annual Dinner was held on November 1, 2003 at the Best Western Hotel and Conference Center. At the dinner, several awards were distributed to honor individuals and organizations who have contributed to the success of Tri-Corp or the quality of life in our community. Awarded were Mr. Leo Ryes with the Civic Involvement Award, Mr. Paul Port with the Community Service Award, and sharing the Program Award were Alderman Michael Murphy, Devon West Neighbors, Ted Gurzynski and WHEDA. Mr. Antonio Riley, Executive Director of WHEDA presented the keynote address.



Attendees at the Annual Dinner





## *Financial Information: Balance Sheet*

<b>Assets</b>	<b>2003</b>	<b>2002</b>
Cash & Cash Equivalents	\$ 254,215	\$ 259,905
Investments	\$ 575,003	\$ 450,745
Other Current Assets	\$ 2,383,653	\$ 5,823,830
Restricted Assets	\$ 370,882	\$ 518,296
Property & Equipment	\$ 6,592,486	\$ 6,883,665
Other Assets	\$ 1,645,553	\$ 1,592,492
Accumulated Depreciation	\$ (1,519,038)	\$ (1,901,030)
<b>Total Assets</b>	<b>\$ 10,302,754</b>	<b>\$ 13,627,903</b>

<b>Liabilities</b>		
Accounts Payable	\$ 347,785	\$ 273,036
Accrued Wages	\$ 12,242	\$ 46,785
Line of Credit	\$ 224,110	\$ 474,110
Deferred Revenue	\$ 372,395	\$ 780,696
Current Maturity of L/T Debt	\$ 868,128	\$ 3,623,914
Other Accrued Liabilities	\$ 1,144,342	\$ 1,323,270
L/T Debt Less Current Maturities	\$ 5,377,597	\$ 5,246,922
<b>Total Liabilities</b>	<b>\$ 8,346,599</b>	<b>\$ 11,768,733</b>

<b>Net Assets</b>		
Unrestricted	\$ 1,956,155	\$ 1,859,170
Restricted	\$ 0	\$ 0
<b>Total Net Assets</b>	<b>\$ 1,956,155</b>	<b>\$ 1,859,170</b>

<b>Total Net Assets &amp; Liabilities</b>	<b>\$ 10,302,754</b>	<b>\$ 13,627,903</b>
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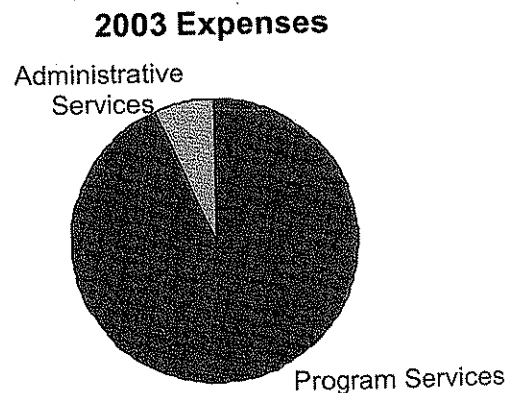
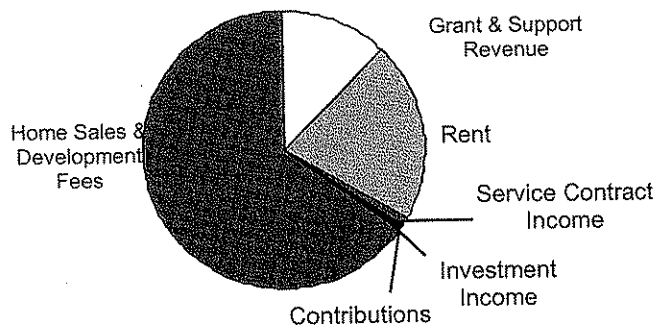
## Financial Information: Income & Expenses

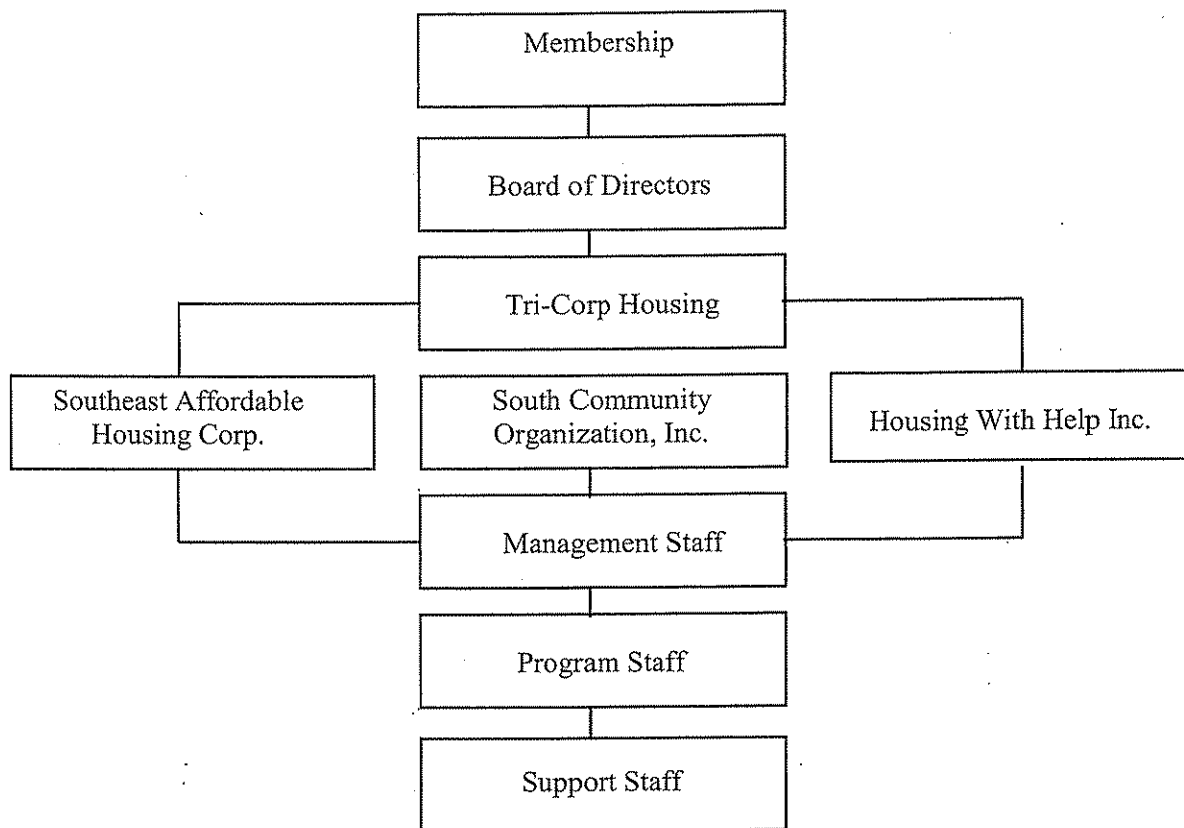
Income	2003	2002
Grant & Support Revenue	\$ 1,0770,626	\$ 1,551,063
Rent	\$ 1,778,065	\$ 1,883,814
Contributions	\$ 18,778	\$ 3,840
Service Contract Income	\$ 88,000	\$ 159,531
Investment Income	\$ 53,936	\$ (8,428)
Home Sales & Development Fees	\$ 5,578,122	\$ 2,736,075
<b>Total Income</b>	<b>\$ 8,594,527</b>	<b>\$ 6,325,895</b>

### Expenses

Program Services	\$ 7,920,073	\$ 5,675,219
Administrative Services	\$ 577,469	\$ 631,000
<b>Total Expenses</b>	<b>\$ 8,497,542</b>	<b>\$ 6,306,219</b>

Change in Net Assets	\$ 96,985	\$ 19,676
Net Assets at Beginning	\$ 1,859,170	\$ 1,839,494
Net Assets at End of Year	\$ 1,956,155	\$ 1,859,170





## 2003 Board of Directors

President: Edward Alarupi  
 Vice President: Margarita Garcia-Guerrero  
 Secretary: Gladys Roszak  
 Treasurer: Jack West

John Machulak	Cynthia Cullinan	Judi Keller	Cynthia Dodge
Florence Plessner	Joe Henika	Judi Free	G. Eddie Paez
Dr. Leslie Gombus			Mary Louise Stenger

Executive Director: Michael S. Brever



# Tri-Corp Housing, Inc.

6700 W. Beloit Road  
West Allis, WI 53219

Phone: 414/328-0800

Fax: 414/328-0983

Email: [tricorp@execpc.com](mailto:tricorp@execpc.com)

[www.tricorphousing.org](http://www.tricorphousing.org)

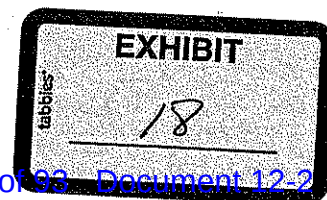
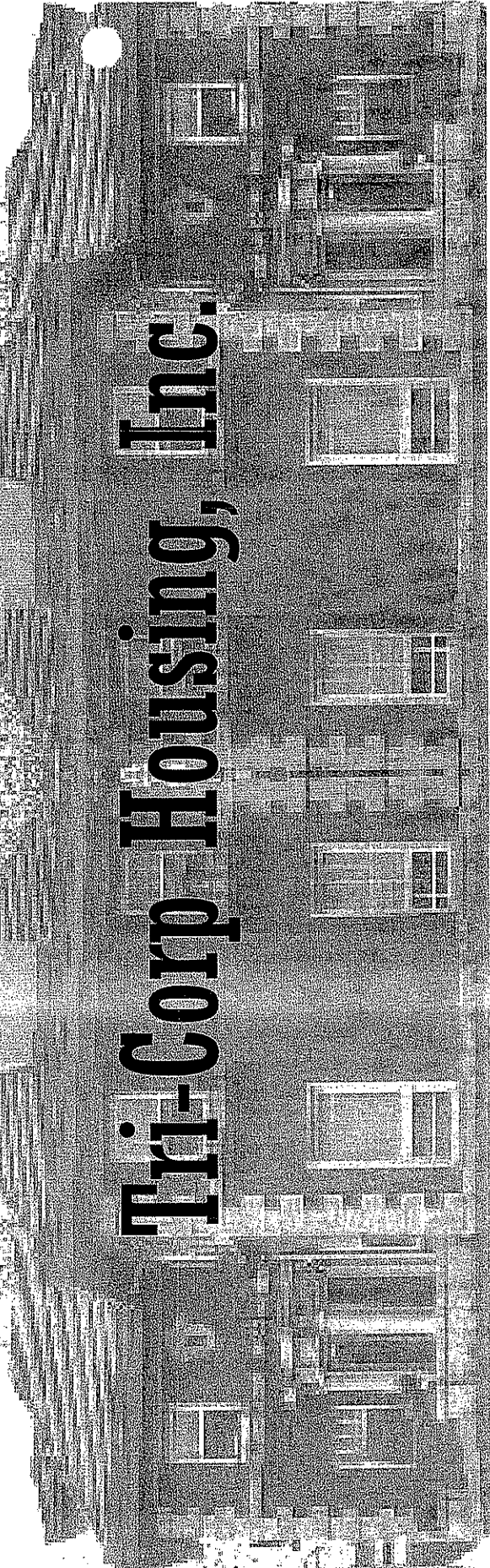
Tri-Corp Housing, Inc. would like to thank its' major donors for 2003.

United Way of Greater Milwaukee  
Community Block Grant Administration of the City of Milwaukee  
Wisconsin Department of Commerce—Division of Community Development  
Bank One Foundation  
Local Initiatives Support Corporation—Milwaukee Partnership for Community Development  
GE—Employees Civic and Charitable Organization  
Pick 'n Save—We Care Program  
Bay View Federal Savings and Loan  
Milwaukee County Department of Housing and Community Development  
Wisconsin Housing and Economic Development Authority



2002 ANNUAL REPORT

Tri-Corp Housing, Inc.



**Tri-Corp Housing, Inc.** is a non-profit organization formed in January of 1998 through the merge of three existing non-profit organizations. These are South Community Organization (SCO), Housing With Help (HWH), and Southeast Affordable Housing Corporation (SAHC). The Board of Directors of these entities took this pioneering initiative in the belief that they would be able to provide more and better service collectively than they would individually to Milwaukee area men and women in need of assistance.

SCO, HWH, and SAHC have retained their respective identities and continue to emphasize those areas of activity in which they excel and for which they have become known. Among these are the provision of quality housing for defined groups-low and moderate income persons, and those with special needs due to mental or physical infirmities.

The three divisions also contribute to a series of larger goals targeted by the board of Tri-Corp Housing. Among those are the development and provision of social services for young people; taking an active role in community efforts to reduce the presence of drugs, crime, and violence; and encouraging individuals self-reliance through Tri-Corp's support of better education and job training that will equip people to improve their employment opportunities.

**South Community Organization (SCO)** is a traditional neighborhood-based organization providing services to the south side of the city of Milwaukee. Formed in 1976 and incorporated as a non-profit in 1977, major programs include housing rehabilitation, support groups, youth services, and community outreach.

**Southeast Affordable Housing Corporation (SAHC)** is a non-profit development corporation focusing on affordable housing. Incorporated in 1991 by the Archdiocese of Milwaukee, SAHC specializes in creating multi-family housing units in Milwaukee County suburbs.

**Housing With Help (HWH)** is a non-profit agency that specializes in providing supportive housing for Milwaukee's disadvantaged citizens. Formed in 1977 and incorporated in 1991 as a non-profit, HWH manages two multi-family properties on Milwaukee's west side. These facilities provide housing to 180 developmentally disabled, chronically mentally ill, or frail elderly individuals.



# Tri-Corp Housing, Inc.

1635 S. 8<sup>th</sup> Street • Milwaukee, WI 53204 • 643-7913 • fax 643-5972

## Letter From the President

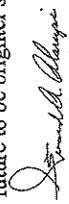
The 2002 Program Year was a monumental one for the Board and staff of Tri-Corp Housing. Several projects that have been worked on for many months finally came to fruition. Four in particular warrant special attention.

A project we call "Harnischfeger Homes" was jump started with the acquisition of 24 parcels of land from Globe Worldwide, the successor to Harnischfeger. These parcels, all located at a xi-mately 38<sup>th</sup> & National, will serve as building sites for 15 of our new "modular homes". This by far represents our largest effort in new construction to date. We also were able to close a project we call "Metro Homes". Through the cooperation of Metropolitan Associates, one of Milwaukee's largest landlords, Tri-Corp was able to purchase 58 duplexes. Our goal was to transition each into owner occupancy opportunities for our many clients. If successful, we will also realize a significant development through the generosity of the owner of Metropolitan Associates. Tri-Corp was also working diligently on a future home for our residents at East Samaria. At year's end, we were attempting to purchase a nursing home known as the West Allis Care Center. Our goal was to sell East Samaria and move our residents to West Allis. Last but certainly not least, Tri-Corp acquired our next rehab project in the City of South Milwaukee. This project represents our continuing partnership with Milwaukee County in our effort to provide affordable housing in areas of quality employment opportunities.

All of these projects represent significant achievement for the present of Tri-Corp, but all also have significant impact on the future of Tri-Corp. We believe that these projects will create a future for Tri-Corp that is more efficient, more cost effective, and better allows us to adapt to the needs of our clients.

We are grateful to our many volunteers and benefactors who have made these things possible. The strength of Tri-Corp is the base of support we hold in the community. It is this support which keeps us strong and growing.

In retrospect, 2002 was a very successful year. We continued to build our foundation for long term growth by focusing on our strengths and working to eliminate our weaknesses. We expect the future to be brighter still.

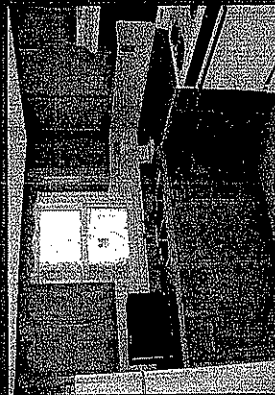
  
Edward Alarup

# Housing Rehabilitation

BEFORE



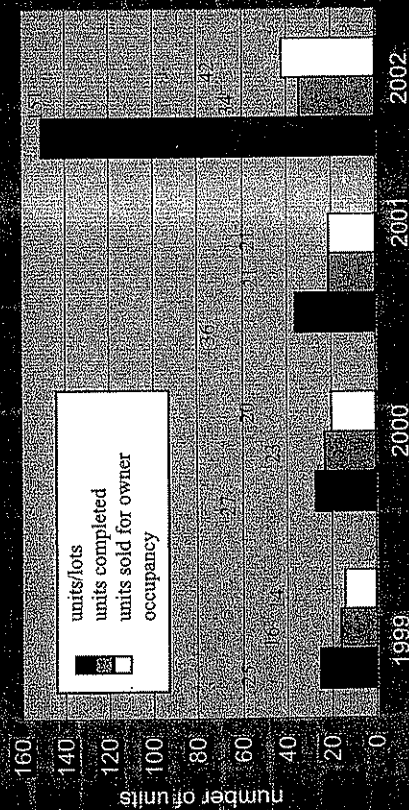
AFTER



South Community Organization's Housing Rehabilitation made great strides in 2002. Twenty-four parcels of land were purchased from Harnischfeger as

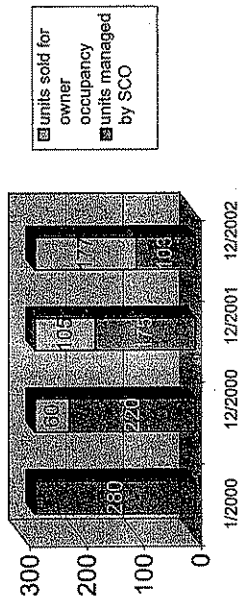
well as 58 duplexes from Metropolitan Associates. Fifteen modular homes will be built on the parcels of land. By year end, 4 of these homes were already on site and 2 were completed. These, and other units, will be constructed and rehabilitated with the intentions of selling the property to owner occupants upon completion.

Progression of Housing Renovation



# Property Management

## Increased Owner Occupancy at Westside Housing Cooperative

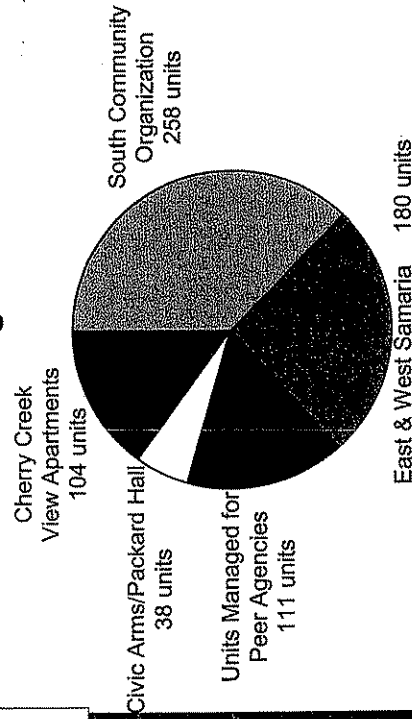


Housing With Help (HWH) served a total of 227 residents during 2002. Along with providing housing and counseling at each of the facilities, HWH continued to work with the Transitional Housing Program and the Milwaukee Chapter of the Red Cross.

The Transitional Housing Programs or THP, utilized 9 beds at West Samaria. The Red Cross used 20 beds for their "Safe Haven" program. Both of these programs moved from the facility at East Samaria to the facility at West Samaria.

South Community Organization (SCO) managed 258 units of scattered site properties. SCO also held the responsibility of the administrative and property management services of Westside Housing Cooperative and Home Sweet Home. Sales of properties to owner occupants and "buy in your neighborhood" investor increased in 2002.

## Units Managed in 2002



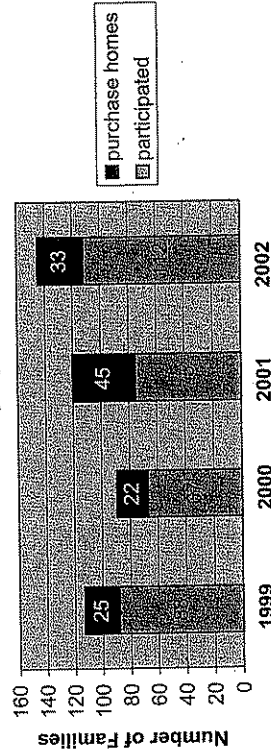


## Counseling and Advice Services

South Community Organization and Housing With Help offer a variety of advice and counseling services.

There are four programs that South Community Organization focused on: Home Buying Seminars, Post Purchase Counseling, the Community Learning Center (CLC) based out of Hamilton High School, and the Caretakers of the Elderly support group. Both the Post Purchase Counseling and Home Buying Seminars continued to see great success in 2002.

### Success of Home Buying Seminars

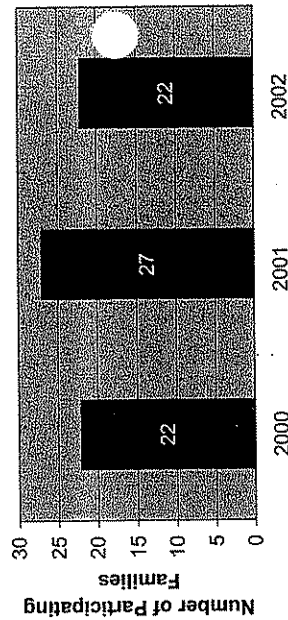


Tri-Corp Housing, Inc. entered into the third year of their partnership with Hamilton High School's Community Learning Center (CLC). While operating during the months of January through June, the CLC offered recreational and educational activities for youth and adults.

These activities included tutoring, computer-assisted learning, homework help, art, sporting programs, and cultural activities. Tri-Corp's responsibilities included the hiring of staff, fiscal duties, and assuring that the needs of surrounding neighborhoods were being met.

### Participation in Post Purchase Counseling

The Caretakers of the Elderly, a program in its 21st year, continued to meet at St. Francis Hospital's Education Center, Caretakers of the Elderly offered support to individuals who are responsible for an elderly individual.



Housing With Help, as previously mentioned, worked with the Milwaukee chapter of the Red Cross and the Transitional Housing Program. In addition, HWH also worked with advocates from Set Ministries. Each of these programs had similar goals-medical advocacy, case management, income stabilization, and a social outlet.



The Manitoba Park Day Camp, which was organized by SCO, celebrated its 10th year of operation in 2002. The 8-week camp is licensed as a day care facility by the state of Wisconsin. The 72 children enrolled in the camp participated in recreational activities, field trips, and social programs.

Volunteers of all ages donated their time to Tri-Corp Housing, Inc. in 2002. These volunteers came to Tri-Corp through programs like the United Way's Day of Caring, Reach In-Reach Out, Spring Into Service, and the Thomas More Senior Service Project. A variety of area residents also donated their time and energy to Tri-Corp. The volunteers assisted in cleaning up and rehabilitating properties for SCO, SAHC, and HWH in addition to running recreational programs for HWH residents.

Ninety children participated in the 21st Annual Halloween Window Painting Contest on October 19, 2002. The children lined Mitchell Street, painting Halloween-themed pictures on the windows of Mitchell Street merchants. Awards were distributed in a variety of age categories at a Halloween party held later in the day.

The Tri-Corp Annual Dinner was held on November 9, 2002 at the Polish Community Center. At the dinner, several awards were distributed to honor individuals and organizations that have made efforts to improve the quality of our community. The Tri-Corp Civic Involvement Award was given to Maria Monreal-Cameron, the Executive Director of the Hispanic Chamber of Commerce. Stanley Kritzik and Jack Recht of Metropolitan Associates were recipients of the Cornerstone Award. The Tri-Corp Community Service Award was given to Lupe Martinez, Chief Executive Officer of UMOs. Tri-Corp Program Awards were awarded to Alderwoman Sue Breier and the Bayview Business Association. Guest Speaker and Congressman Tom Barrett entertained the group following dinner.

## Community Services

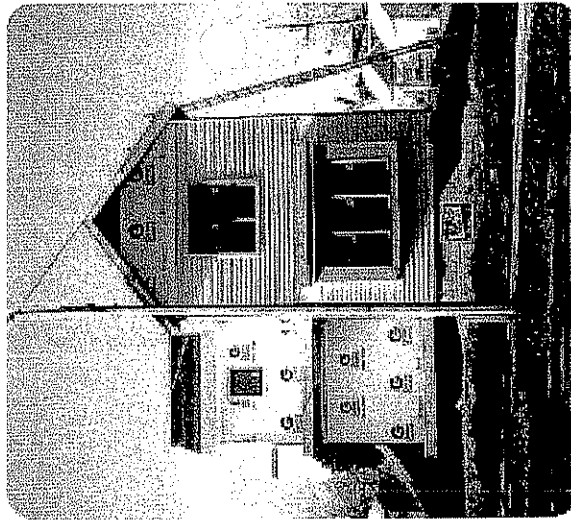
## Volunteer Programs

## Special Events



# Financial Information: Income and Expenses

	2002	2001
<b>Income</b>		
Grant Support & Revenue	\$ 1,551,063	\$ 793,474
Rent	\$ 1,883,814	\$ 1,672,335
Contributions	\$ 3,840	\$ 10,206
Service Contract Income	\$ 159,531	\$ 178,187
Investment Income	\$ (8,428)	\$ (4,201)
Other Income	\$ 2,736,075	\$ 956,601
<b>Total Income</b>	<b>\$ 6,325,895</b>	<b>\$ 3,606,602</b>
<b>Expenses</b>		
Program Services	\$ 5,675,219	\$ 3,951,314
Administrative Services	\$ 631,000	\$ 439,000
<b>Total Expenses</b>	<b>\$ 6,306,219</b>	<b>\$ 4,390,314</b>
Change in Net Assets	\$ 19,676	\$ (783,712)
Net Assets at Beginning	\$ 1,839,494	\$ 2,623,206
Net Assets at End of Year	\$ 1,859,170	\$ 1,839,494

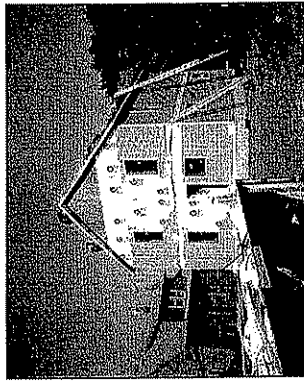
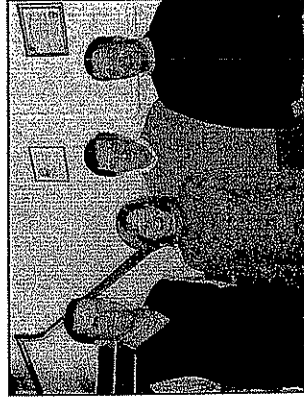




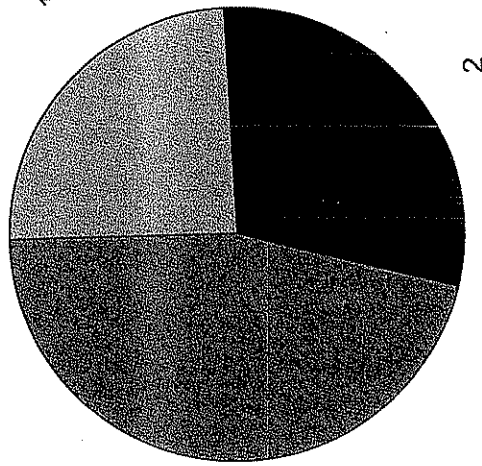
# Financial Information: Balance Sheet 2002

Assets	2002	2001	Net Assets	2002	2001
Cash & Cash Equivalents	\$ 259,905	\$ 110,777	Unrestricted	\$ 1,859,170	\$ 1,816,986
Investments	\$ 450,745	\$ 505,897	Restricted	\$ -	\$ 22,508
Other Current Assets	\$ 5,823,830	\$ 2,094,474	Total Net Assets	\$ 1,859,170	\$ 1,839,494
Restricted Assets	\$ 518,296	\$ 533,759			
Property & Equipment	\$ 6,883,665	\$ 7,630,043			
Other Assets	\$ 1,592,492	\$ 1,543,503			
Accumulated Depreciation	\$ (1,901,030)	\$ (1,792,849)	Total Liabilities & Net Assets	\$ 13,627,903	\$ 10,625,604
Total Assets	\$ 13,627,903	\$ 10,625,604			

Liabilities		
Accounts Payable	\$ 273,036	\$ 284,048
Accrued Wages	\$ 46,785	\$ 13,057
Line of Credit	\$ 474,110	\$ 224,110
Deferred Revenue	\$ 780,696	\$ 609,902
Current Maturity of L/T Debt	\$ 3,623,914	\$ 1,898,605
Other Accrued Liabilities	\$ 1,323,270	\$ 1,046,118
L/T Debt Less Current Maturities	\$ 5,246,922	\$ 4,710,270
Total Liabilities	\$ 11,768,733	\$ 8,786,110

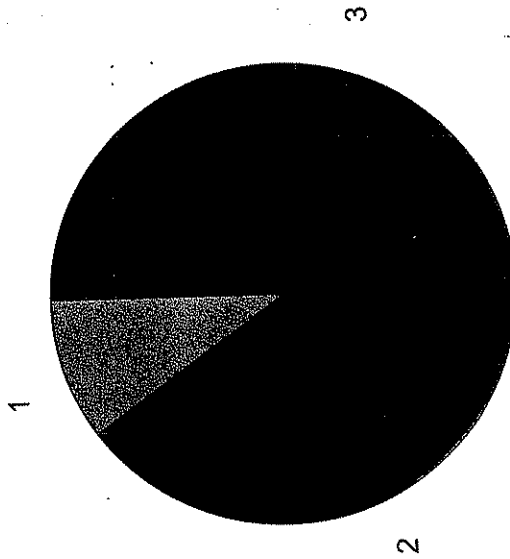


2002 Income

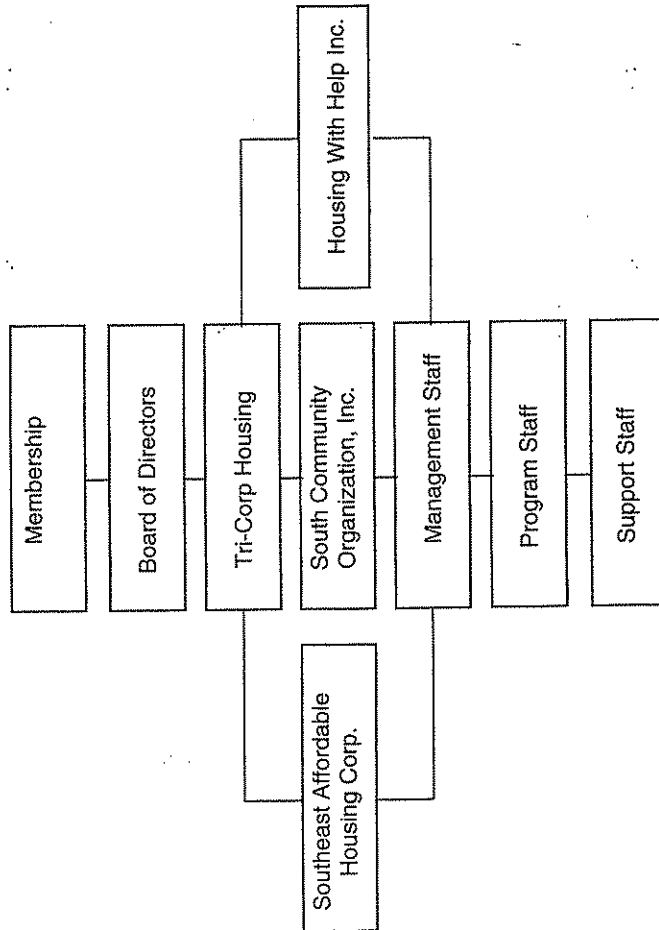


1. Grant Support & Revenue
2. Rent Revenue
3. Other Income

2002 Expenses

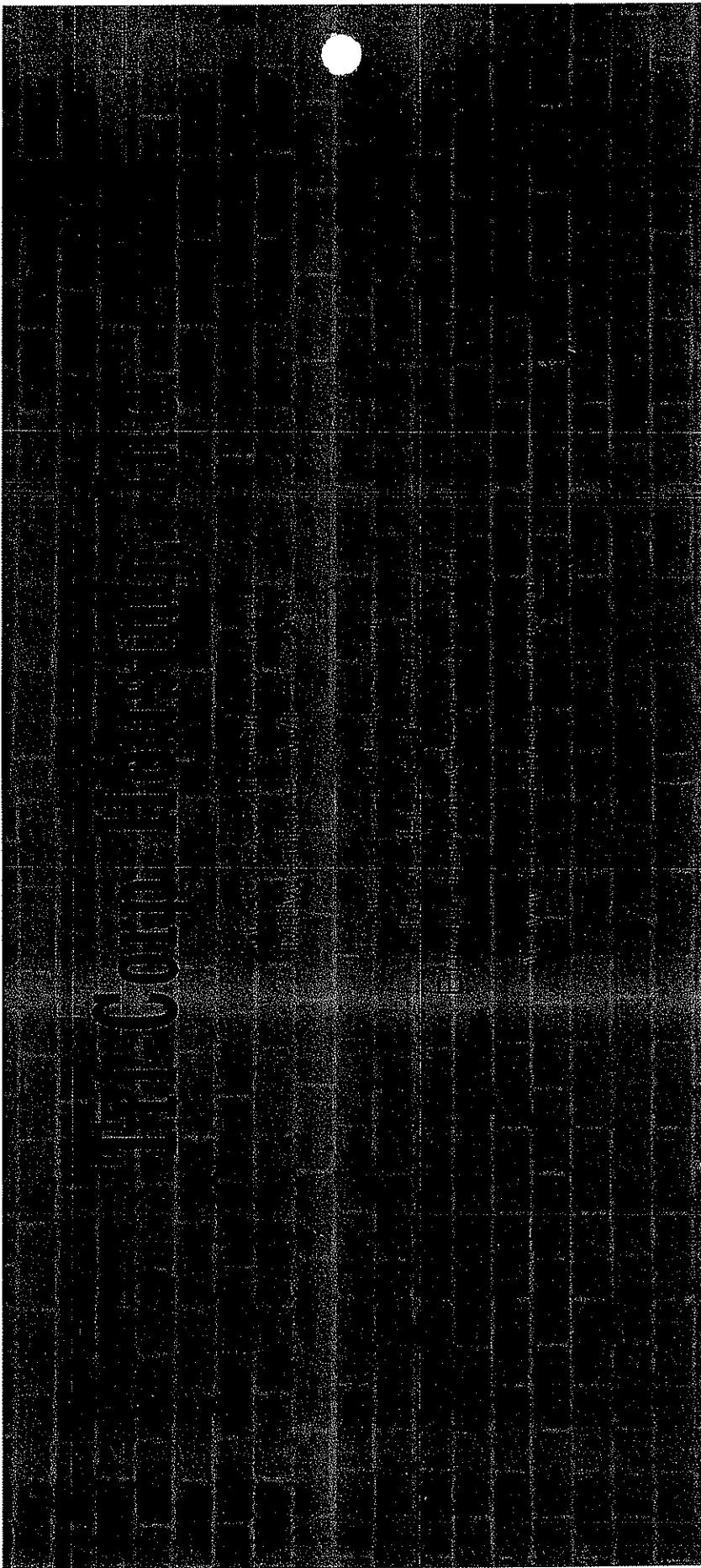


1. Administrative Expenses
2. Program Expenses



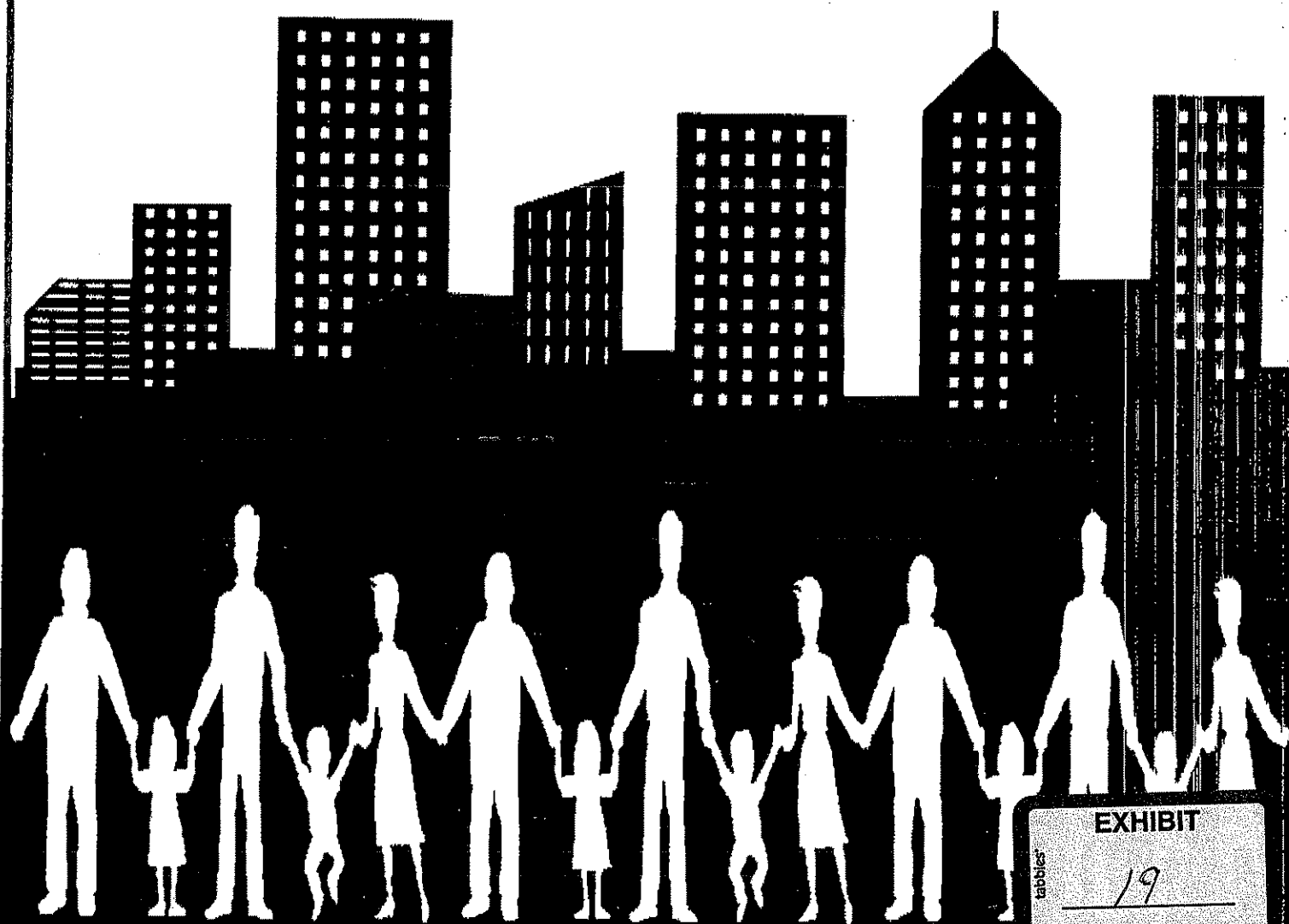
2002 Board of Directors			
President: Edward Alarup			
Vice President: Margarita Garcia-Guerrero			
Secretary: Gladys Roszak			
Treasurer: Jack West			
Judi Free	John Machulak	Cynthia Cullinan	
Judi Keller	Mark Silverman	Florence Plessner	
Joe Henika	Dr. Leslie Gombus		
Eddie Paez	Hector Colon	Mary Louise Stenger	
Executive Director: Michael S. Brever			





# Tri-Corp Housing, Inc.

## 2001 Annual Report



1635 South 8th Street, Milwaukee, WI 53204 414/643-7913

## Tri-Corp Housing, Inc.

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Tri-Corp Housing, Inc. is a nonprofit organization formed in January of 1998 through the merge of three existing non-profit organizations. These are South Community Organization (SCO), Housing With Help (HWH), and Southeast Affordable Housing Corporation (SAHC). The Board of Directors of these entities took this pioneering initiative in the belief that they would be able to provide more and better service collectively than they would individually to Milwaukee area women and men in need of assistance.

SCO, HWH, and SAHC have retained their respective identities and continue to emphasize those areas of activity in which they excel and for which they have become known. Among these are the provision of quality housing for defined groups-low and moderate income persons, and those with special needs due to physical or mental infirmities.

The three divisions also contribute to a series of larger goals targeted by the board of Tri-Corp Housing. Among those are the development and provision of social services for young people; taking an active role in community efforts to reduce the presence of drugs, crime, and violence; and encouraging individuals' self reliance through Tri-Corp's support of better education and job training that will equip people to improve their employment opportunities.

### South Community Organization

South Community Organization (SCO) is a traditional neighborhood-based organization providing services to the south side of the city of Milwaukee. Formed in 1976 and incorporated as a non-profit in 1977, major programs include housing rehabilitation, support groups, youth services, and community outreach.

### Southeast Affordable Housing Corporation

Southeast Affordable Housing Corporation (SAHC) is a non-profit development corporation focusing on affordable housing. Incorporated in 1991 by the Archdiocese of Milwaukee, SAHC specializes in creating multi-family housing units in Milwaukee County suburbs.

### Housing With Help

Housing With Help (HWH) is a non-profit agency that specializes in providing supportive housing for Milwaukee's disadvantaged citizens. Formed in 1977 and incorporated in 1991 as a non-profit, HWH manages two multi-family properties on Milwaukee's west side. These facilities provide housing to 180 developmentally disabled, chronically mentally ill, or frail elderly individuals.

### Tri-Corp Housing, Inc.

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1635 S. 8<sup>th</sup> Street, Milwaukee, WI 53204

Phone: 414/643-7913 Fax: 414/643-5972

Email: [tricorp@execpc.com](mailto:tricorp@execpc.com)



# Tri-Corp Housing, Inc.

1635 S. 8<sup>th</sup> Street . Milwaukee, WI 53204 . 643-7913 . fax 643-5972

## Letter From the President

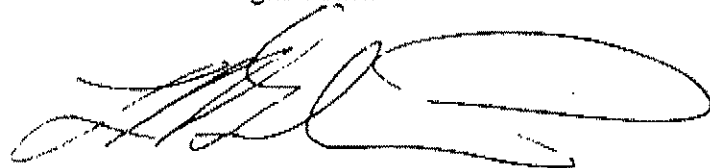
The 2001 program year was a monumental one for the Board and staff of Tri-Corp Housing, Inc. Following the changes created by the merger of Housing With Help, Southeast Affordable Housing Corporation and South Community Organization, we were finally able to address many of the organizational issues which had confronted us since our inception. One of our proudest achievements was to begin addressing the aging infrastructure of the residences known as East and West Samaria. Over \$400,000 was invested in upgrading these facilities. The management of Tri-Corp is deeply committed to the concept of providing quality housing at the most affordable price for our many clients. A major component of this continuing effort is the reinvestment in properties we already own.

The 2001 program year also saw a renewed commitment in our efforts to promote home ownership throughout the greater Milwaukee area. Through our sales and counseling efforts involving our own properties, and our efforts to assist Westside Housing Cooperative in their efforts to promote home ownership, we were able to create opportunities for more families than ever before.

November of this past year also saw us break ground on our newest venture. Two modular homes on the corner of 7<sup>th</sup> & Madison were well under way by December 31<sup>st</sup>. We anticipate selling these homes to owner occupants upon completion. During the 2001 program year, we also took under management the properties of a second peer agency, Home Sweet Home. These efforts in home ownership, the creation of housing, and our expanded property management program, has resulted in our managing more properties, serving more clients, and reaching a greater constituency than ever before.

We are grateful to our many volunteers, supporters, and benefactors who have made these things possible. The strength of Tri-Corp is the base of support we hold in the community. It is this support which keeps us strong and growing.

In retrospect, 2001 was a very successful year. We continued to build our foundation for long term growth by focusing on our strengths and working to address our weaknesses. We expect the future to be brighter still.



Leslie H. Gombus M.D.  
President

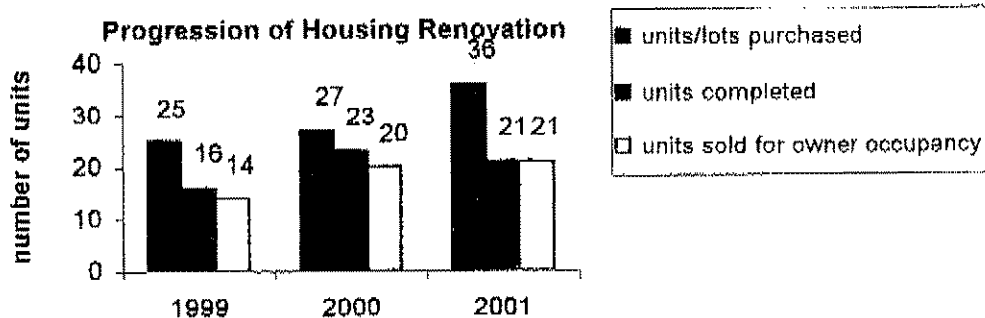


## Tri-Corp Housing, Inc.

Throughout the year of 2001, Tri-Corp Housing, Inc. continued to provide their exceptional services throughout Milwaukee County. These included Tri-Corp's work in housing rehabilitation, property management, counseling and advice services, community outreach, and volunteer programs. Each of the three divisions of Tri-Corp played a role in the success of these ventures.

### Housing Rehabilitation

During 2001, South Community Organization continued to rehabilitate properties throughout the city of Milwaukee. These units were renovated with the intentions of selling the property to owner occupants upon completion.

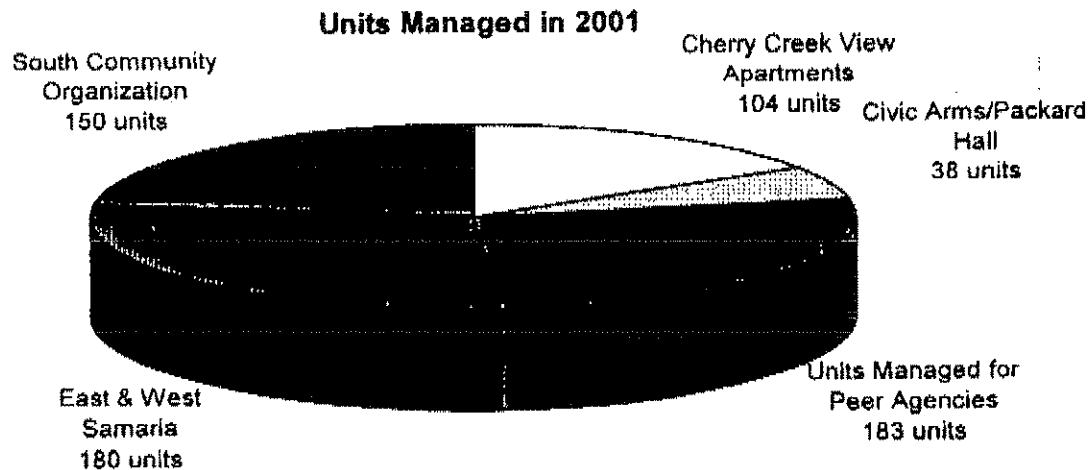


Before



After

## Property Management



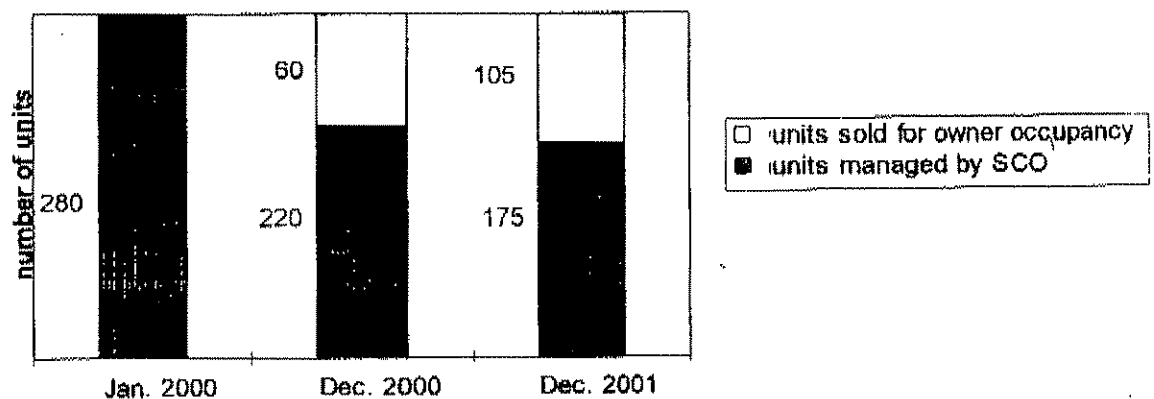
Housing With Help (HWH), which contains 180 units, served 239 residents in 2001. Along with providing housing and counseling at each of the facilities, HWH continued to work with the Transitional Housing Program and the Milwaukee chapter of the Red Cross.

The Transitional Housing Program, or THP, utilized 9 beds at West Samaria. The Red Cross used 20 beds for their "Safe Haven" program. Both of these programs moved from the facility at East Samaria to the facility at West Samaria.

Cherry Creek View Apartments, Packard Hall, and Civic Arms continued to be managed by Southeast Affordable Housing Corporation. These properties embodied a total of 180 units.

In 2001, South Community Organization (SCO) managed 150 units of scattered site properties. They also held the responsibility of the administrative and property management services of Westside Housing Cooperative and Home Sweet Home. Sales of the properties to owner occupants and "buy in your neighborhood" investors increased in 2001.

### Increased Owner Occupancy

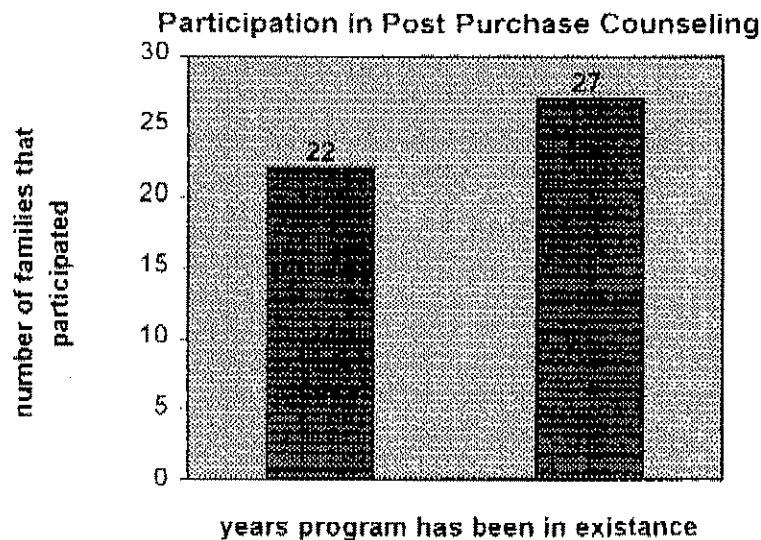
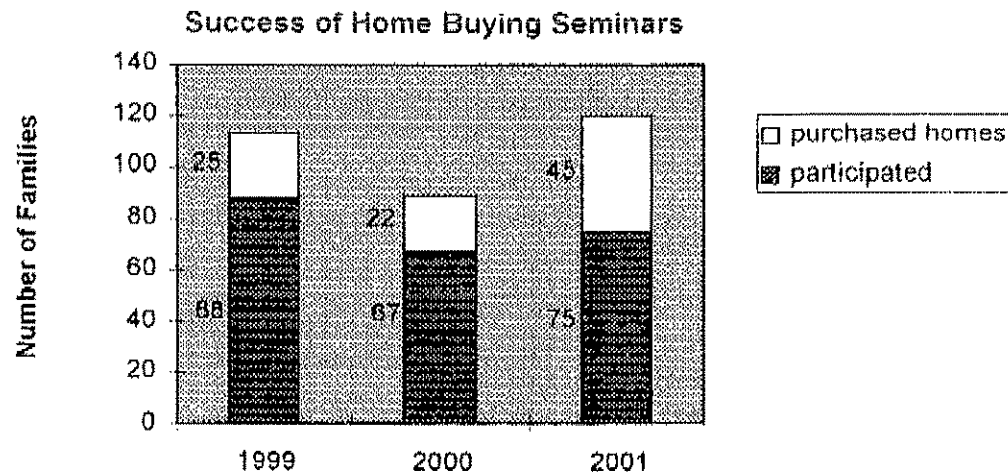




## Counseling and Advice Services

Housing With Help and South Community Organization also offer a variety of advice and counseling services.

South Community Organization focused on four programs: Home Buying Seminars, Post Purchase Counseling, the Community Learning Center (CLC) based out of Hamilton High School, and the Caretakers of the Elderly support group. The Home Buying Seminars and Post Purchase Counseling, both young programs, saw success in 2001.



Tri-Corp Housing, Inc. entered into the second year of their partnership with Hamilton High School's Community Learning Center. The CLC offers recreational and educational activities for youth and adults through tutoring, computer-assisted learning, homework help, art and sporting programs, and cultural activities. Tri-Corp's responsibilities include the hiring of staff, fiscal duties, and assuring that the needs of the surrounding neighborhood are being met.

The Caretakers of the Elderly, a program in its 20<sup>th</sup> year, continued to meet at St. Francis Hospital's Education Center. Caretakers of the Elderly offered support to individuals who are responsible for an elderly individual.

Housing With Help, as previously mentioned, worked with the Milwaukee chapter of the Red Cross and the Transitional Housing Program. In addition, HWH also worked with advocates from Set Ministries. Each of these programs had similar goals-medical advocacy, case management, income stabilization, and a social outlet.

## Community Services

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The Manitoba Park Day Camp, which was organized by SCO, moved into its 9<sup>th</sup> year in 2001. The 8-week camp is licensed as a day care facility by the State of Wisconsin. The 72 children enrolled in the camp participated in recreational activities, field trips, and social programs.



South Community Organization assembled and distributed Thanksgiving baskets again in 2001. Because of the generosity of community organizations, a total of 33 baskets were given to families in need.

## Volunteer Programs

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Volunteers of all ages donated their time to Tri-Corp Housing, Inc. in 2001. These volunteers came to Tri-Corp through programs like the United Way's "Day of Caring", "Reach Out-Reach In", "Spring Into Service", and Thomas More High School. The volunteers assisted in cleaning up and rehabilitating properties for SCO, SAHC, and HWH.

## Special Events

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Eighty children participated in the 20<sup>th</sup> Annual Halloween Window Painting Contest on October 20, 2001. The children lined Mitchell Street, painting Halloween themed pictures on the windows of Mitchell Street Merchants. Awards were distributed in a variety of age categories at a Halloween party held later in the day.

The Tri-Corp Annual Dinner was held on November 3, 2001 at Alverno College. At the dinner, several awards were distributed to honor individuals and organizations that have made efforts to improve the quality of our community. The Tri-Corp Community Service Award was given to Sr. Lucina Halbur, CSA from S.E.T. Ministries. Michael Van Alstine, the Executive Director of the Neighborhood Improvement Project was given the Tri-Corp Civic Involvement Award. Tri-Corp Program Awards were awarded to M&I Bank, WHEDA, Alderman Paul Henningsen, and Tommie Berry. Guest speaker Anne Catalane, a local media celebrity, spoke of her experience of changing careers midlife.

## Financial Information

### Income Statement 2001

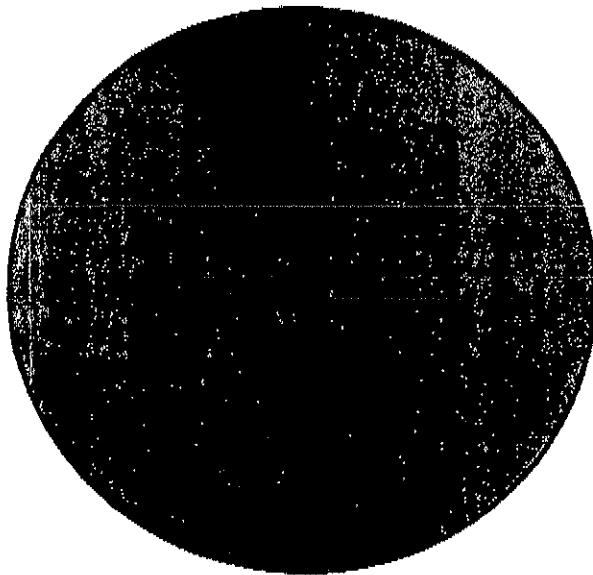
	SCO & Affiliate	HWH	SAHC & Affiliate	Tri-Corp, Inc.
<b>Income</b>				
Grant Support & Revenue	\$ 1,007,477	\$ -	\$ -	\$ 1,007,477
Rent	\$ 967,403	\$ 934,135	\$ 41,476	\$ 1,943,014
Contributions	\$ 4,131	\$ 6,075	\$ -	\$ 10,206
Service Contract Income	\$ 182,596	\$ -	\$ -	\$ 182,596
Investment Income	\$ (6,122)	\$ 1,580	\$ 341	\$ (4,201)
Other Income	\$ 15,145	\$ 20,513	\$ 63,471	\$ 99,129
<b>Total Income</b>	<b>\$ 2,170,630</b>	<b>\$ 962,303</b>	<b>\$ 105,288</b>	<b>\$ 3,238,221</b>
<b>Expenses</b>				
Program Services	\$ 2,350,881	\$ 994,938	\$ 164,999	\$ 3,510,818
Administrative Expenses	\$ 232,504	\$ 98,400	\$ 16,318	\$ 347,222
<b>Total Expenses</b>	<b>\$ 2,583,385</b>	<b>\$ 1,093,338</b>	<b>\$ 181,317</b>	<b>\$ 3,858,040</b>
Change in Net Assets	\$ (412,755)	\$ (131,035)	\$ (76,029)	\$ (619,819)
Net Assets at Beginning	\$ 260,974	\$ 1,940,011	\$ 422,221	\$ 2,623,206
Net Assets at End of Year	\$ (151,781)	\$ 1,808,976	\$ 346,192	\$ 2,003,387

### Balance Sheet 2001

<b>Assets</b>				
Cash & Cash Equivalents	\$ 3,228	\$ -	\$ 1,229	\$ 4,457
Investments	\$ -	\$ 505,897	\$ -	\$ 505,897
Other Current Assets	\$ 1,856,496	\$ 6,599	\$ 3,013	\$ 1,866,108
Restricted Assets	\$ 117,007	\$ 388,140	\$ 28,612	\$ 533,759
Property & Equipment	\$ 3,755,408	\$ 2,926,952	\$ 947,683	\$ 7,630,043
Other Assets	\$ (138,435)	\$ 215,216	\$ 1,578,837	\$ 1,655,618
Accumulated Depreciation	\$ 787,402	\$ 802,168	\$ 203,279	\$ 1,792,849
<b>Total Assets</b>	<b>\$ 4,806,302</b>	<b>\$ 3,240,636</b>	<b>\$ 2,356,095</b>	<b>\$ 10,403,033</b>
<b>Liabilities</b>				
Accounts Payable	\$ 185,489	\$ 96,669	\$ 1,890	\$ 284,048
Accrued Wages	\$ 12,072	\$ 985	\$ -	\$ 13,057
Line of Credit	\$ 224,110	\$ -	\$ -	\$ 224,110
Deferred Revenue	\$ 302,109	\$ -	\$ -	\$ 302,109
Current Maturity of L/T Debt	\$ 1,266,267	\$ 74,324	\$ 558,014	\$ 1,898,605
Other Accrued Liabilities	\$ 314,147	\$ 4,861	\$ 7,305	\$ 326,313
L/T Debt Less Current Maturities	\$ 2,653,889	\$ 1,254,821	\$ 1,442,694	\$ 5,351,404
<b>Total Liabilities</b>	<b>\$ 4,958,083</b>	<b>\$ 1,431,660</b>	<b>\$ 2,009,903</b>	<b>\$ 8,399,646</b>
<b>Net Assets</b>				
Unrestricted	\$ (151,781)	\$ 1,786,468	\$ 346,192	\$ 1,980,879
Restricted	\$ -	\$ 22,508	\$ -	\$ 22,508
<b>Total Net Assets</b>	<b>\$ (151,781)</b>	<b>\$ 1,808,976</b>	<b>\$ 346,192</b>	<b>\$ 2,003,387</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>\$ 4,806,302</b>	<b>\$ 3,240,636</b>	<b>\$ 2,356,095</b>	<b>\$ 10,403,033</b>

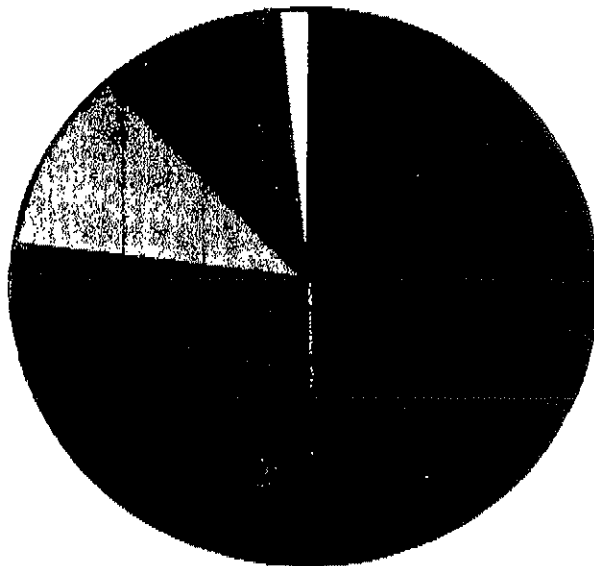


### 2001 Expenses

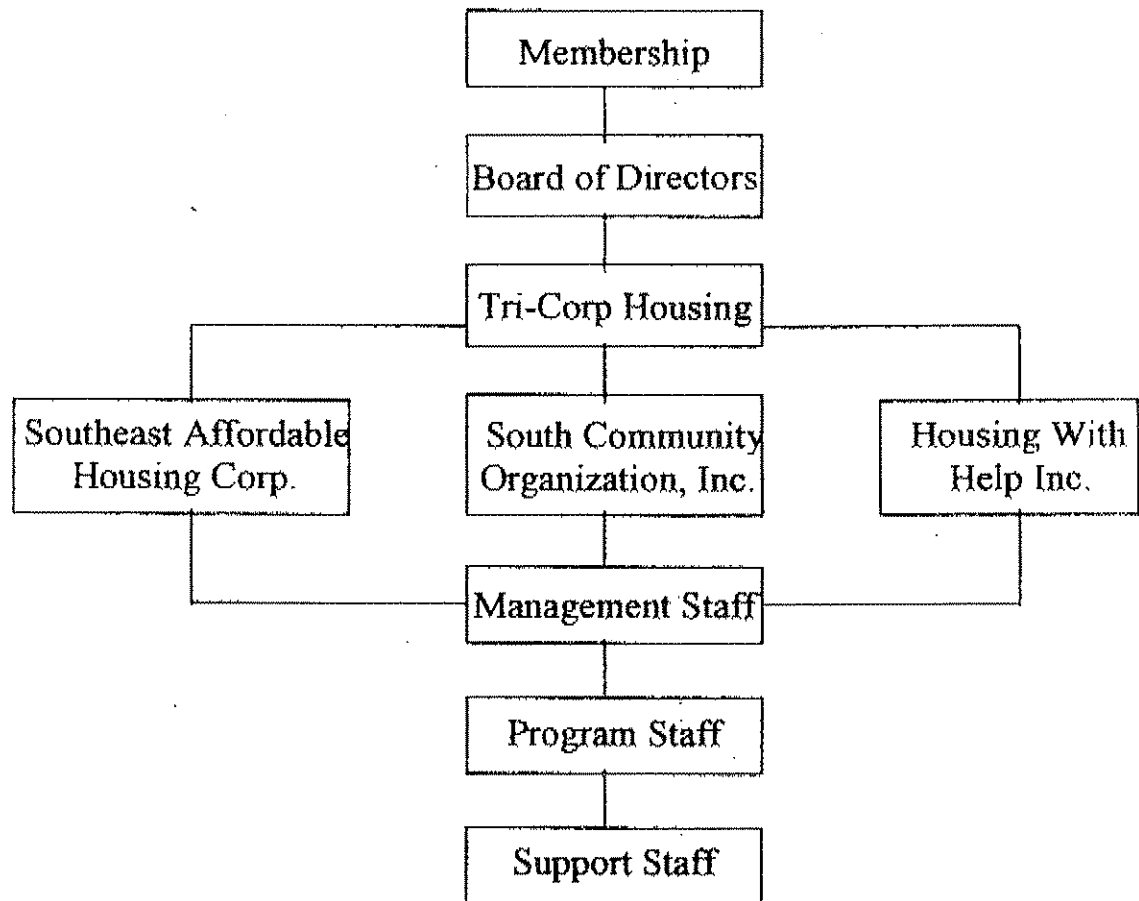


- Program Expenses
- Administrative Expenses

### 2001 Income



- Rent
- Grant & Support Revenue
- Other Income
- Service Contract Revenue
- Investment Income
- Other Assets
- Contributions



## 2001 Board of Directors

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**President**-Dr. Leslie Gombus

**Vice President**-Edward Alarupi

**Secretary**-Judith Free

**Treasurer**-John Machulak

Edna Awosika  
Cynthia Cullinan  
Joe Henika  
Gladys Roszak  
Jack West

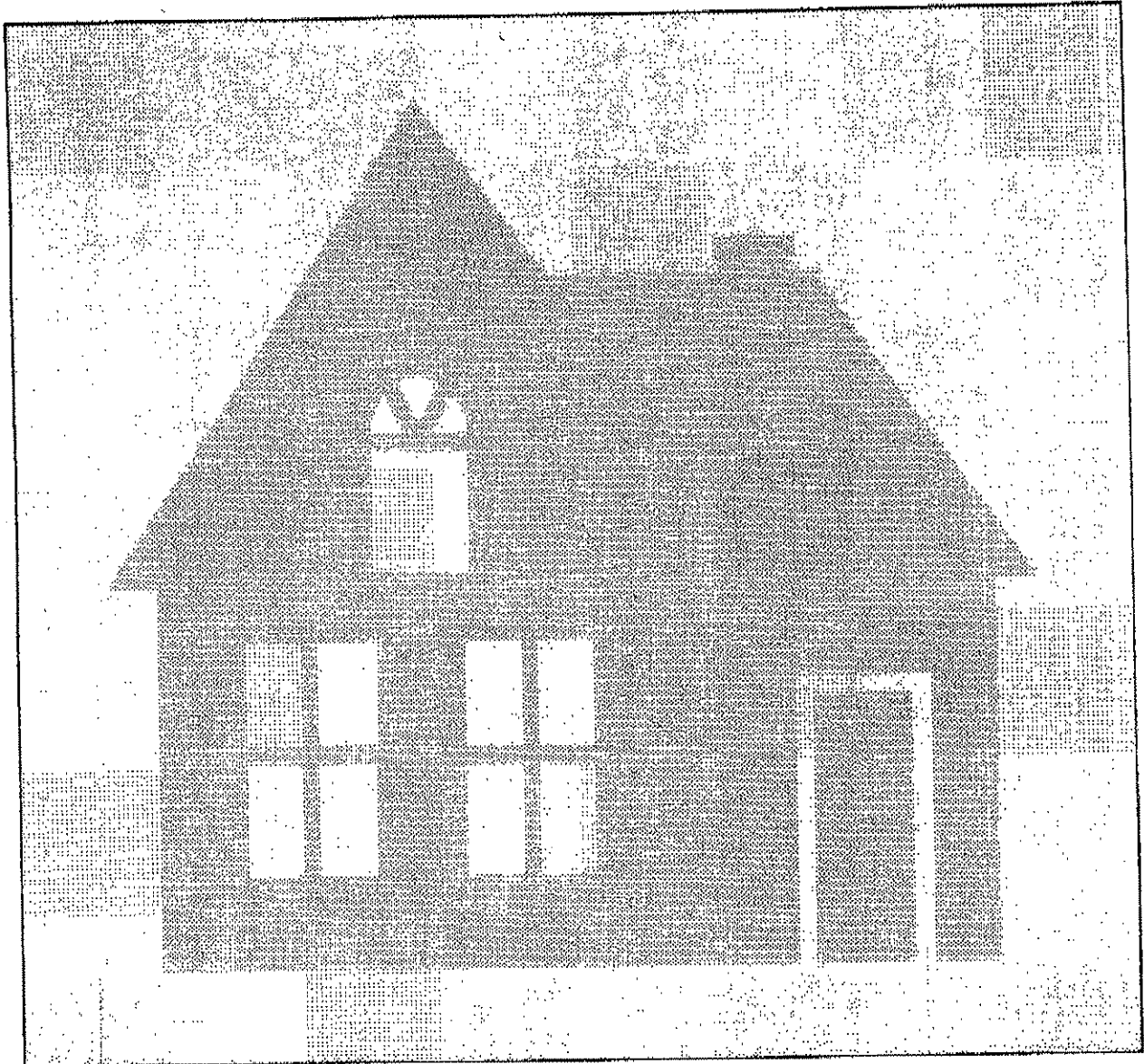
Dr. Vannie Baker  
Cynthia Dodge  
Patricia Hernandez  
Mark Silverman  
Cheryl Williams

Hector Colon  
Margarita Garcia-Guerrero  
Florence Plessner  
Mary Louise Stenger

**Executive Director**-Michael S. Brever

# Tri-Corp Housing, Inc.

## 2000 Annual Report



South  
Community  
Organization

Housing  
With  
Help

Southeast  
Affordable  
Housing

EXHIBIT

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## Tri-Corp Housing, Inc.

Tri-Corp Housing, Inc. is a nonprofit corporation formed in January of 1998 through the merger of three existing non-profit organizations—South Community Organization (SCO), Housing With Help (HWH), and Southeast Affordable Housing Corporation (SAHC). The boards of directors of these entities took this pioneering initiative in the belief that they would be able to provide more and better service collectively than they would individually to Milwaukee area women and men in need of assistance.

SCO, HWH, and SAHC have retained their respective identities and continue to emphasize those areas of activity in which they excel and for which they have become known. Among these are the provision of quality housing for defined groups—low and moderate income persons, and those with special needs due to physical or mental infirmities.

The three divisions also contribute to a series of larger goals targeted by the board of Tri-Corp Housing. Among those are the development and provision of social services for young people; taking an active role in community efforts to reduce the presence of drugs, crime and violence; and encouraging individuals' self reliance through Tri-Corp's support of better education and job training that will equip people to improve their employment opportunities.

### South Community Organization, Inc.

South Community Organization (SCO) is a traditional neighborhood-based organization providing services to the south side of the city of Milwaukee. Formed in 1976 and incorporated as a non-profit in 1977, major programs include housing, youth services, support groups, and community outreach.

### Southeast Affordable Housing Corporation

Southeast Affordable Housing Corporation is a non-profit development corporation focusing on affordable housing. Incorporated in 1991 by the Archdiocese of Milwaukee, SAHC specializes in creating multi-family housing units in Milwaukee County suburbs. Current projects include units in Cudahy, South Milwaukee, and Oak Creek.

### Housing With Help, Inc.

Housing With Help is a non-profit agency that specializes in providing supportive housing for Milwaukee's disadvantaged citizens. Formed in 1977 and incorporated in 1991 as a non-profit, HWH manages two multi-family properties on Milwaukee's west side, which provide housing to 180 developmentally disabled, chronically mentally ill, or frail elderly individuals.

## Tri-Corp Housing, Inc.

1635 South 8<sup>th</sup> Street, Milwaukee, WI 53204

Phone: 414/643-7913

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Email: [tricorp@execpc.com](mailto:tricorp@execpc.com)

# Tri-Corp Housing, Inc.

1635 S. 8<sup>th</sup> Street . Milwaukee, WI 53204 . 643-7913 . fax 643-5972

## Letter From the President

The 2000 program year was a monumental one for the Board and staff of Tri-Corp Housing Incorporated. Following the changes created by the merger of Housing With Help, South Community Organization, and Southeast Affordable Housing, we were finally able to focus on the business of planning for the future. One of our proudest achievements was a two day planning retreat at which all the Board and key management staff laid the groundwork for a Strategic Plan. This plan will be implemented in 3, 5 and 10 year increments so we can chart our success, while allowing for modifications due to our changing environment.

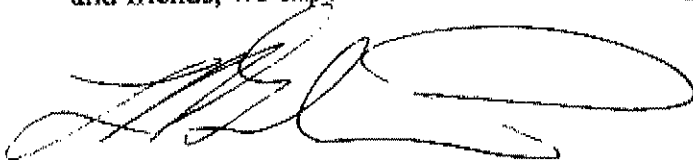
The management of Tri-Corp is deeply committed to the concept of success stemming from proper planning. This concept has served as a guide as we worked our way through the initial years of Tri-Corp as an entity.

The 2000 program year saw the successful conclusion of our Cherry Creek Tax Credit project, as well as a dramatic increase in our efforts at Westside Housing Cooperative. These two projects resulted in our managing more units, serving more clients, and reaching a greater constituency than ever before. We view them as a sign of things to come.

2000 also saw a change in leadership at Tri-Corp. Thomas Gale, Cheryle Williams, Ron Knutel and Andrew Hunsick chose to not seek re-election to the Board for the 2001 program year. We are grateful to them for all their efforts on our behalf. The strength of Tri-Corp is the base of volunteers, such as these individuals, who keep us strong and growing.

All in all, 2000 was a very good year. We laid the foundation for continued success by focusing and building on our strengths, while identifying and addressing those areas where we feel we need to improve.

With a dedicated Board of Directors, a talented staff, and the help of our sponsors, benefactors and friends, we expect the future to be even brighter.



Leslie H. Gombus M.D.  
President

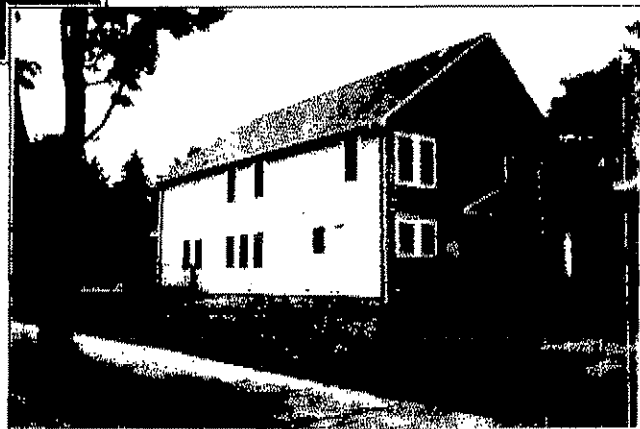
## Tri-Corp Housing, Inc.

During 2000, Tri-Corp Housing, Inc. continued their outstanding work in housing rehabilitation, property management, counseling and advice services, community services, and volunteer programs. In addition, they organized a variety of special events—such as their annual dinner, the Halloween Window Painting Contest, and the Tri-Corp picnic—which proved to be great successes. All three divisions of Tri-Corp played a role in the success of these ventures.

### Housing Rehabilitation

South Community Organization (SCO) continued to focus the majority of its activities within the city of Milwaukee. During 2000, SCO purchased 23 units of depressed housing targeted for renovation. Through the rehabilitation, these units were made code compliant and energy-efficient. In addition to the 23 units acquired, SCO purchased 4 “In-fill” lots. This term refers to an empty lot in to the middle of a block that is targeted for a new house. The addition of these lots brought the total number of vacant lots to 6. In 2000, construction began on 3 of these lots. Completion is targeted for 2001. Each of the units acquired by SCO will be renovated with the intention of “owner occupancy”. Of the 23 units completed in 2000, 20 were sold for owner occupancy.

By leveraging property equity with lenders to finance this rehabilitation effort, SCO created \$1,145,000 of reinvestment in low-income neighborhoods.





Southeast Affordable Housing Corporation continued the management of its two multi-family facilities in the south suburbs. The Civic Arms unit in South Milwaukee and Packard Hall in Cudahy provided affordable housing to 38 families. With the completion of the renovations at Cherry Creek View Apartments in Oak Creek, the number of units SAHC managed rose to 142.

South Community Organization continued to take responsibility of the administrative and property management services of Westside Housing. SCO managed 280 units on Westside's behalf. Through sales to members and neighborhood investors, the amount had decreased to 220 by the end of the year.

## Counseling and Advice Services

In addition to property management and housing rehabilitation, Tri-Corp also offers advice and counseling services. Two of the divisions, South Community Organization and Housing With Help, provide the majority of these services.

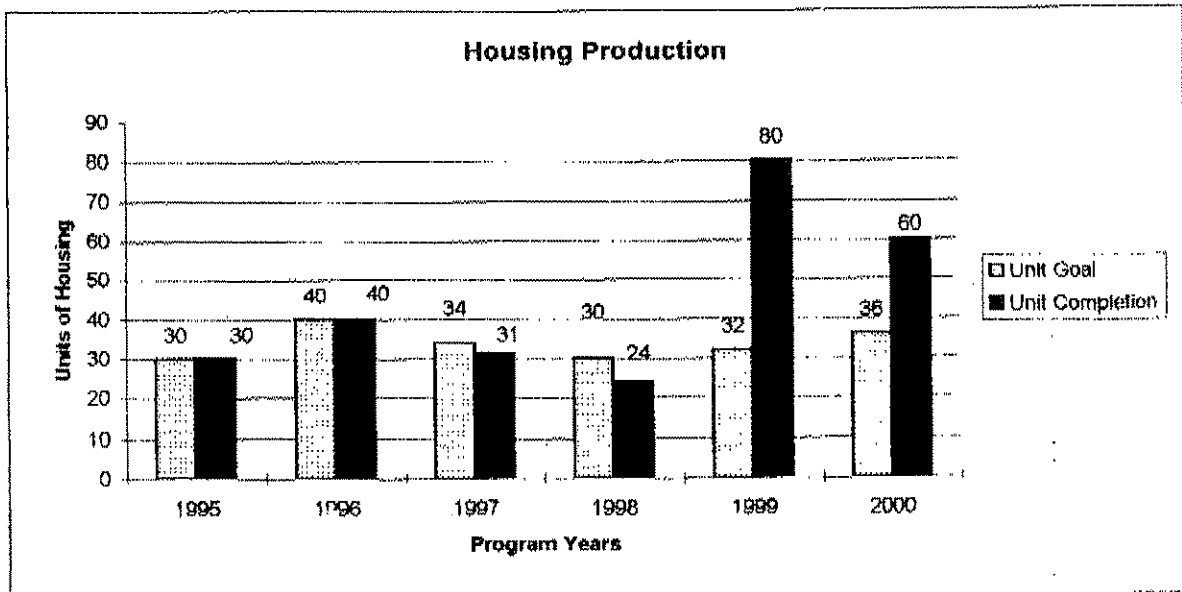
Housing With Help counseling activities focused on relationships with three other service providers. As a result of an ongoing relationship with Set Ministries, the men and women who lived in East Samaria and West Samaria were the beneficiaries of expert counseling and supportive care. As needed, Set Ministries' advocates worked on the residents' behalf to secure SSI (Social Security for disabled persons) payments; medical services; case management; and an appropriate social network. Earlier in this report, reference was made to Milwaukee County's THP and to the American Red Cross' Safe-Haven program. The goals of these are similar to those of Set Ministries-medical advocacy, case management, income stabilization, and a social outlet.

South Community Organization, along with area lenders, continued to offer Home Buying Seminars, which originated in 1999. During 2000, a total of 17 seminars were held-8 in Spanish and 9 in English. Sixty-seven families interested in home ownership and wanting to learn what they must do to put themselves in position to achieve that goal took advantage of these counseling opportunities. Twenty-two of the 67 families were able to purchase a home before the end of 2000. The majority of participants that did not purchase a home continued to work on clearing their credit or saving funds for a down payment. Funding from the United Way and the State Division of Housing helped make the program a success, and ensured its continuation into 2001.

To complement its housing rehabilitation and property management, SCO began a new program. For the first time, the organization offered Post Purchase Counseling-which was certified by the Department of Housing and Urban Development. The counseling, which was offered in both English and Spanish, focused on the family keeping their home, maintaining positive credit reports and monthly budgets. 22 families participated in the counseling in 2000.

Southeast Affordable Housing Corporation (SHAC) completed the \$1 million renovation of Cherry Creek View Apartments. The renovation resulted in affordable housing for low- to moderate-income families. The 104-unit complex, located in Oak Creek, had full occupancy by the end of 2000. In addition, each of the 13 buildings received the Form 8609 tax credit certification by year-end.

Overall, in both 1999 and 2000, the number of units completed soared over the goals set for those years. This was a great accomplishment for Tri-Corp!



## Property Management

Housing With Help (HWH) provided housing and counseling at each of their facilities, East Samaria and West Samaria, for a total of 235 residents over the course of 2000.

In addition, funds were raised and renovations at the two locations were completed. \$170,000 was raised to add to the \$300,000 raised in 1999. The improvements made at West Samaria included new bathrooms, energy efficiencies, roofing, and floor coverings. East Samaria received a new roof, paved parking lot, and floor coverings. Renovations were made at both of the facilities to bring them more in line with the recommendations of the Americans With Disabilities Act.

During 2000, HWH also formed and enhanced existing relationships with two outside organizations. The Milwaukee Chapter of the American Red Cross continued to use 20 beds at West Samaria for its "Safe Haven" program. The Transitional Housing Program (THP), run by Milwaukee County, utilized 6 beds at East Samaria for housing for the CSP Program.

In addition to Post Purchase Counseling, South Community Organization initiated another new program involving a unique partnership with Hamilton High School. A Community Learning Center (CLC) is a Milwaukee Public School's initiative designed to bring residents into community schools. Hamilton High School's CLC promotes academic achievement through homework help, computer assisted learning, tutoring in English, Reading, and Math and by helping students meet high school graduation requirements. SCO's responsibilities include the fiscal duties, hiring of staff, and to make sure the needs of the surrounding neighborhood are being met.

The Caregivers' Support Group entered into its 19<sup>th</sup> year in 2000. The support group is geared towards individuals who care for and are responsible for an elderly individual. The group meets the first Saturday of each month at St. Francis Hospital's Education Center.

## Community Services

South Community Organization's summer day camp, which is located at Manitoba Park, entered its 8<sup>th</sup> year in 2000. Recreation, field trip, and social programming were offered to each of the 72 children enrolled. In addition, the camp ran for 8 weeks and continued to offer early drop-off and late pick-up to meet the needs of working parents. The program is licensed as a day care facility by the state of Wisconsin.



In 2000, SCO continued to assemble and distribute Thanksgiving food baskets. With food collected by Woodland School and St. Francis Hospital, 37 baskets were completed and given to families in need.





## Volunteer Programs

Tri-Corp worked with volunteers from a variety of organizations in 2000. Individuals of all ages assisted SCO, SAHC, and HWH in improving the appearance and quality of multiple properties. Thanks to 3 different groups of United Way "Day of Caring" volunteers, 2 newly purchased houses were cleaned out and prepared for renovations. These volunteers also cleaned-up neighborhoods surrounding SCO rentals and cleaned and painted both East and West Samaria. A group of church volunteers donated their time and talent once per month at SAHC properties. To celebrate Spring Into Service, 2 dozen students from UW-Madison, Edgewood College, and Madison Area Technical College spent an afternoon working on a variety of projects. Carrying on their tradition, Seniors from Thomas More High School donated time to fulfill a requirement for graduation. The students spent this time completing rehabilitation tasks at several properties. For the ninth year, SCO received volunteers from "Reach Out-Reach In", a program of the Catholic Church. These high school students from across the Milwaukee area spent a portion of their summer working a variety of tasks for Tri-Corp. Adults and children ordered by courts to complete community service also helped on a variety of projects throughout 2000. Tri-Corp was very fortunate to have so many anxious helping hands.



"Reach Out-Reach In"  
Volunteers



Youth Works  
Volunteers



United Way Volunteers



Thomas More Seniors



## Special Events

The 19<sup>th</sup> Annual Halloween Window Painting Contest was held on October 21, 2000. Over 110 children positioned themselves up and down Mitchell Street, painting Halloween-theme pictures on the windows of Mitchell Street merchants. A panel of judges then viewed the completed paintings. Awards were given in a variety of age categories at a party with refreshments and entertainment later in the day.



Window Painting Contest Winners

At the Tri-Corp annual dinner, which was held on November 4, 2000, individuals and organizations that have made efforts to make our community a better place were honored. The Tri-Corp Community Service Award was given to an individual or individuals whose positive efforts and leadership has enhanced the quality of life for our neighbors, our neighborhood, and our community in general. This year the Tri-Corp Community Service Award was presented to Dr. Edwin B. Christie, for his generous spirit and donation of property to Tri-Corp. Another award presented was the Tri-Corp Program Award. This award is intended to pay tribute to an individual or individuals whose efforts, though largely unknown to most members of Tri-Corp, have guaranteed the success of a venture of Tri-Corp. For recognition of his dedicated service, Mr. Robert Donaj was the recipient of the Tri-Corp Program Award. Lastly, the Tri-Corp Civic Involvement Award was presented. This particular award is given to a businessperson, elected official or business to recognize their efforts to return a positive contribution to the community. For their assistance with energy assistance programs, the Tri-Corp Civic Involvement Award was given to the Wisconsin Gas Company and the Wisconsin Electric Company. The presentation of awards was accompanied by a keynote address, given by Mr. Norman "Bud" McKonley, Chief Executive Officer of the American Red Cross.



# Financial Information Tri-Corp Housing, Inc.

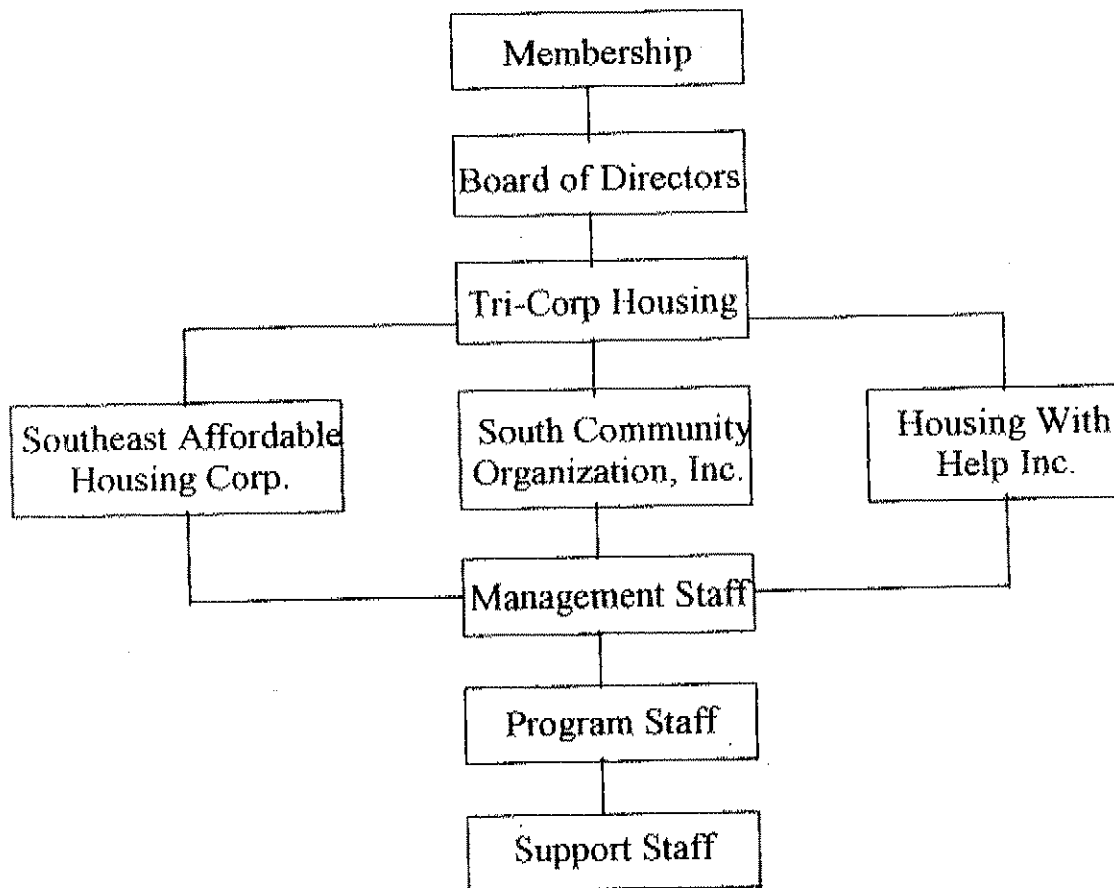
## Income Statement 2000

	SCO & Affiliate	HWH	SAHC & Affiliate	Tri-Corp, Inc.
<b>Income</b>				
Grant Support & Revenue	\$ 984,265	-	-	\$ 984,265
Rent	\$ 771,260	\$ 961,946	\$ 66,945	\$ 1,800,151
Contributions	\$ 38,690	\$ 1,031	-	\$ 39,721
Service Contract Revenue	\$ 156,246	-	-	\$ 156,246
Investment Income	\$ 7,851	\$ 142,012	\$ 36	\$ 149,899
Other Income	\$ 89,212	\$ 29,009	\$ 273,190	\$ 391,411
Other Assets released from Restrictions	-	\$ 120,592	-	\$ 120,592
<b>Total Income</b>	<b>\$ 2,047,524</b>	<b>\$ 1,254,590</b>	<b>\$ 340,171</b>	<b>\$ 3,642,285</b>
<b>Expenses</b>				
Program Services	\$ 1,977,412	\$ 843,204	\$ 107,398	\$ 2,928,014
Administrative Expenses	\$ 137,467	\$ 137,266	-	\$ 274,733
<b>Total Expenses</b>	<b>\$ 2,114,879</b>	<b>\$ 980,470</b>	<b>\$ 107,398</b>	<b>\$ 3,202,747</b>
Change in Net Assets	\$ (67,355)	\$ 274,119	\$ 232,773	\$ 439,538
Net Assets at beginning	\$ 776,451	\$ 1,785,168	\$ 189,448	\$ 2,751,067
Net Assets at end of year	\$ 709,096	\$ 2,059,287	\$ 422,221	\$ 3,190,605

## Balance Sheet 2000

<b>Assets</b>				
Cash & Cash Equivalents	\$ (42,413)	\$ 88,232	\$ 518	\$ 46,337
Investments	-	\$ 677,832	-	\$ 677,832
Other Current Assets	\$ 1,871,063	\$ 90,305	\$ 109,697	\$ 1,871,065
Restricted Assets	\$ 113,349	\$ 373,108	-	\$ 486,457
Property & Equipment	\$ 4,158,932	\$ 2,822,576	\$ 947,683	\$ 7,929,191
Other Assets	\$ 288,642	\$ 15,795	\$ 1,281,444	\$ 1,585,881
Accumulated Depreciation	\$ (754,805)	\$ (716,842)	\$ (168,784)	\$ (1,640,431)
<b>Total Assets</b>	<b>\$ 6,434,768</b>	<b>\$ 3,361,008</b>	<b>\$ 2,170,558</b>	<b>\$ 10,956,332</b>
<b>Liabilities</b>				
Accounts Payable	\$ 145,381	\$ 64,866	\$ 11,860	\$ 222,107
Accrued Wages	\$ 508	-	-	\$ 508
Line of Credit	\$ 222,786	-	\$ 16,612	\$ 239,398
Deferred Revenue	\$ 302,109	-	-	\$ 302,109
Current maturities of L/T debt	\$ 1,419,641	\$ 71,333	\$ 63,161	\$ 1,554,135
Other accrued Liabilities	\$ 306,125	\$ 42,400	\$ 6,385	\$ 354,910
L/T debt, less current maturities	\$ 2,862,135	\$ 1,278,951	\$ 1,718,874	\$ 5,859,960
<b>Total Liabilities</b>	<b>\$ 5,858,685</b>	<b>\$ 1,457,550</b>	<b>\$ 1,816,892</b>	<b>\$ 8,333,127</b>
<b>Net Assets</b>				
Unrestricted	\$ 282,289	\$ 1,916,187	\$ 422,221	\$ 2,600,697
Restricted	-	\$ 22,508	-	\$ 22,508
<b>Total Net Assets</b>	<b>\$ 282,289</b>	<b>\$ 1,938,695</b>	<b>\$ 422,221</b>	<b>\$ 2,623,205</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>\$ 6,320,974</b>	<b>\$ 3,396,245</b>	<b>\$ 2,239,113</b>	<b>\$ 10,956,332</b>





## 2000 Board of Directors

**President**-Dr. Leslie Gombus

**Vice President**-Edward Alarupi

**Secretary**-Judith Free

**Treasurer**-John Machulak

Dr. Vance Baker

Thomas Gale

Ron Knutel

Mark Silverman

Cynthia Cullinan

Joe Henika

Florence Plessner

Jack West

Cynthia Dodge

Patrita Hernandez

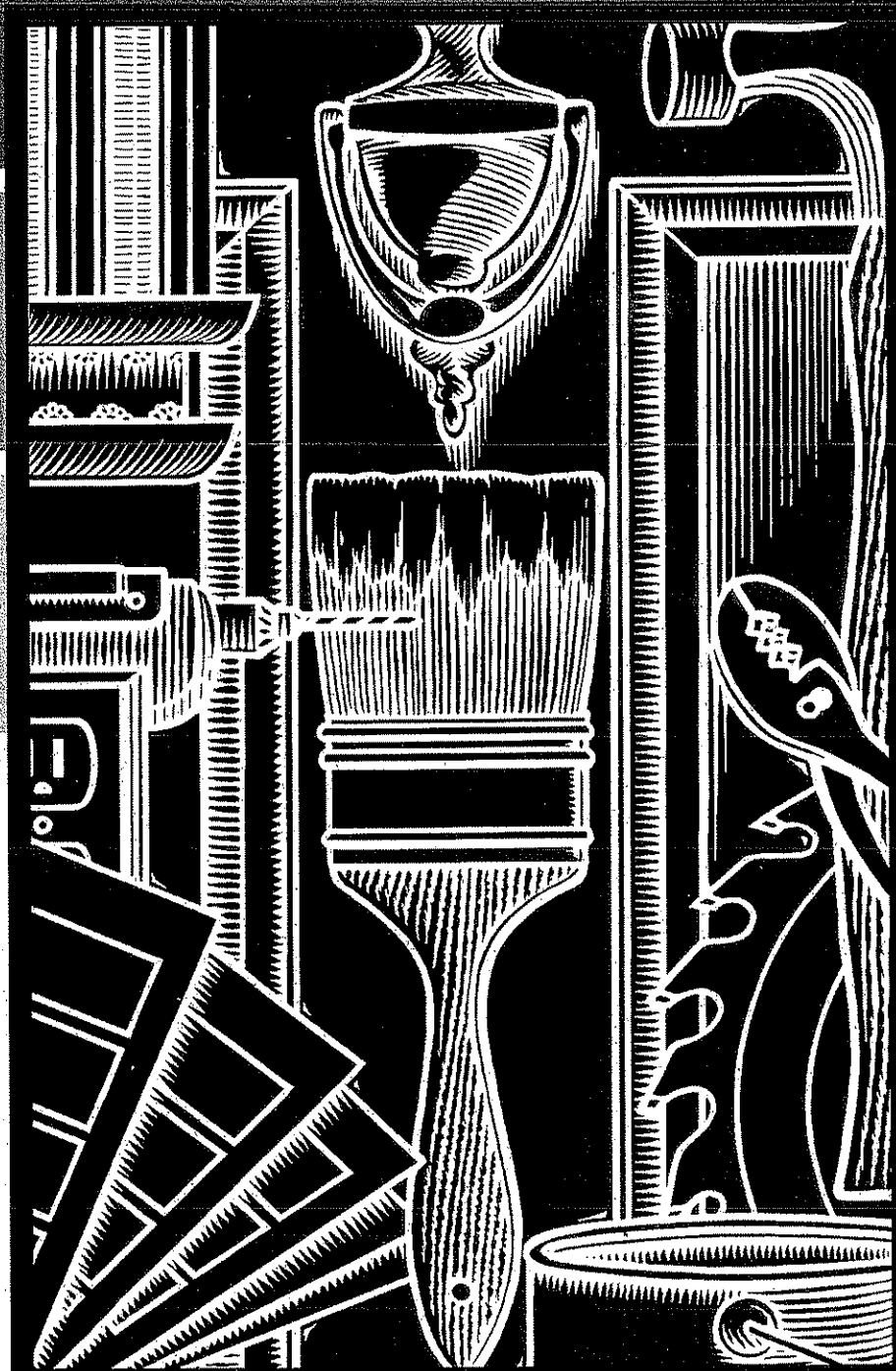
Gladys Roszak

Cheryle Williams

**Executive Director**-Michael S. Brever

# TRI-CORP HOUSING, INC.

## *1999 Annual Report*



EXHIBIT

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# *Tri-Corp Housing, Inc.*

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Tri-Corp Housing is a non-profit corporation formed in January of 1998 through the merger of three existing non-profit organizations — South Community Organization (SCO), Housing With Help (HWH) and Southeast Affordable Housing Corporation (SAHC). The boards of directors of these entities took this pioneering initiative in the belief that they would be able to provide more and better service collectively than they would individually to Milwaukee area men and women in need of assistance.

SCO, HWH and SAHC have retained their respective identities and continue to emphasize those areas of activity in which they excel and for which they have become known. Among these are the provision of quality housing for defined groups — low and moderate income persons, and those with special needs due to physical or mental infirmities.

The three divisions also contribute to a series of larger goals targeted by the board of Tri-Corp Housing. Among those are the development and provision of social services for young people; taking an active role in community efforts to reduce the presence of drugs, crime and violence; and encouraging individuals' self reliance through Tri-Corp's support of better education and job training that will equip people to improve their employment opportunities.

## **South Community Organization, Inc.**

South Community Organization is a traditional neighborhood-based organization providing services to the south side of the City of Milwaukee. Formed in 1976 and incorporated as a non-profit in 1977, major programs include housing, youth services, support groups and community outreach.

## **Southeast Affordable Housing Corporation**

Southeast Affordable Housing Corporation is a non-profit development corporation focusing on affordable housing. Incorporated in 1991 by the Archdiocese of Milwaukee, SAHC specializes in creating multi-family housing units in Milwaukee County suburbs. Current projects include units in Cudahy, South Milwaukee and Oak Creek.

## **Housing With Help, Inc.**

Housing With Help is a non-profit agency which specializes in providing supportive housing for Milwaukee's disadvantaged citizens. Formed in 1977 and incorporated in 1991 as a non-profit, HWH manages two multi-family properties on Milwaukee's west side which provide housing to 180 developmentally disabled, chronically mentally ill, or frail elderly individuals.

# **Tri-Corp Housing, Inc.**

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1635 South 8th Street, Milwaukee, WI 53204

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# Letter From The President

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In our 1998 annual report - Tri-Corp Housing's first following the merger of South Community Organization, Housing With Help and Southeast Affordable Housing Corporation — I told you that one of our initial goals was to create a new model of management. I am pleased and proud to tell you that, as the result of a great deal of hard work on the part of the Tri-Corp Housing staff and Board of Directors, that goal has been met.

We knew that merging three existing organizations would be a challenge. So, in 1999, we concentrated on getting our hands around what we had done, with organizational restructuring as a primary focus. Making systems management a priority has resulted in an excellent, solid foundation for the continued growth and prosperity of Tri-Corp Housing.

That is also good news for the community because, as we grow and prosper, we can serve more families in need.

As you read through this year's report, you will see that 1999 was a busy year, indeed. We built on existing activity; launched some new initiatives; and further enhanced our reputation as one of the community's most effective and most efficient agencies in the affordable housing arena. I am also pleased to report that the new entity we have created - Tri-Corp Housing, Inc. - has been granted federal tax-exempt status.

Tri-Corp's continuing excellence was honored by the community. We were a runner-up in the "Architecture" category in the inaugural MANDI (Milwaukee Area Neighborhood Development Initiative) Awards program. In addition, the agency was honored by the Wisconsin Housing and Economic Development Agency (WHEDA) with an award for "Excellence in Community Service" and another from the Housing Assistance Council of Washington, DC for our Self-Help Housing Initiative. We are very pleased at the special recognition given to our Executive Director, Michael Brever. Mike was the recipient of the first MANDI Award for "Neighborhood Development Leadership."

I also want to take this opportunity to publicly thank departing board members Warren Braun, Laura Gille and Robert Nicol. Their assistance in getting this new organization up and running was invaluable.

All in all, 1999 was a very good year. We laid the foundation for continued success by focusing and building upon our strengths, and identifying and addressing those areas where we feel we need to improve.

With a dedicated Board of Directors, a talented staff and the help of our sponsors, benefactors and friends, we expect the future to be even brighter.

Cynthia Cullinan

# HOUSING: It's Part of Our Name

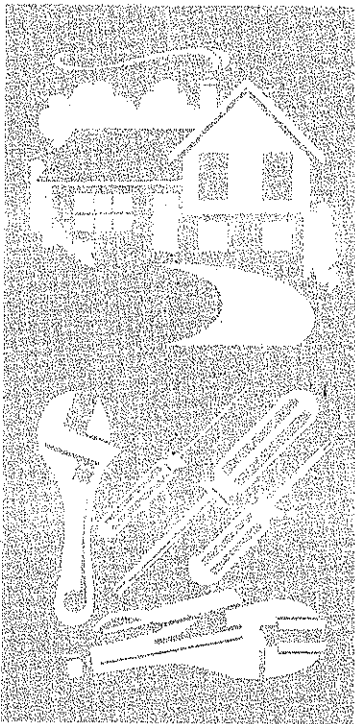
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In 1999, Tri-Corp Housing, Inc. continued its focus on housing initiatives in and around the greater Milwaukee area. Our efforts focused on three major areas: Housing Rehabilitation, Property Management and Housing Counseling. All three divisions of Tri-Corp played a role in the success of these ventures.

## Housing Rehabilitation

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South Community Organization (SCO) focused its activities within the City of Milwaukee. During the 1999 program year, SCO acquired 25 units of depressed or deteriorated housing in low income neighborhoods with the intent of renovating them so that they would be code-compliant and energy-efficient. We blended grant subsidies with conventional financing to create more than \$2.1 million of re-investment in those neighborhoods.



In all cases, the housing units we acquired were targeted for "owner occupancy" upon completion. By the end of 1999, we had completed work on 16 of the units and 14 of those 16 had been sold to owner occupants. We expected to complete the other 9 units from this group in 2000 and had enlisted the services of brokers to market all unsold units. SCO's work over the years in property acquisition, renovation and subsequent sale to owner occupants has been uniquely successful. Our success in this area has been recognized in reports issued by the City of Milwaukee's Community Block Grant Administration. These reports indicate that *we rehabilitate more units with less subsidy than any other agency in the City of Milwaukee*. In addition, we are the leader in turning over units to owner occupants. South Community Organization also broke ground on a new venture in urban rehabilitation. "In-fill" new construction projects were started at two locations in 1999. "In-fill" refers to activity on vacant lots in the middle of residential city blocks. We believe these projects could serve as a prototype for future efforts to provide home ownership opportunities for low income families.

Southeast Affordable Housing Corporation (SAHC) focused its activity on its new project in Oak Creek known as Cherry Creek View Apartments. We acquired this complex in December of 1998 and, in 1999, began a \$1 million facelift of every one of its 104 units. By year's end, with Tri-Corp Housing acting as general contractor, we had expended \$600,000 and had completed and made code compliant 64 of the apartments. Most important, these 64 units were then occupied by low- to moderate-income families. Had SAHC not taken the initiative in acquiring these properties, in all likelihood they would not have remained as affordable housing.

Cherry Creek View is the largest venture ever undertaken by any of the divisions of Tri-Corp. Since tax credit financing was involved, the project required the approval and participation of the Internal Revenue Service and the State of Wisconsin, through the Wisconsin Housing and Economic Development Authority. The blessing of the federal government's Department of Housing and Urban Development was also necessary before HUD would agree to help fund the project. We targeted July of 2000 for completion and occupancy of the remaining 40 Cherry Creek View apartments.

## Property Management

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Housing With Help (HWH) continued to provide supportive housing to 183 residents at our two facilities, East Samaria and West Samaria. Because of turnover that is not uncommon from our unique client population, more than 250 clients benefited from our support in 1999.

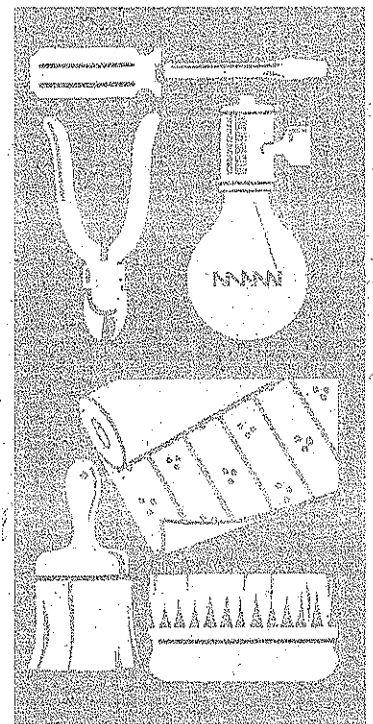
The clients we serve at these two downtown Milwaukee facilities have disabilities that are acute and life long. A dilemma we face in providing service to this needy population is the fact that our clients' income is severely limited. Yet, for a minimal monthly rent, we offer basic room and board, which includes three nutritious meals, seven days a week. Bed linen, room cleaning and laundry services are available at nominal cost.

During 1999, a new relationship was forged with the Milwaukee chapter of the American Red Cross. As part of that relationship, 20 beds at West Samaria are set aside for use by the Red Cross in its "Safe Haven" program.

At year's end, the Board of Directors and staff of Tri-Corp Housing were hard at work on a Housing With Help capital campaign. Our goal is to raise \$500,000 to renovate both East and West Samaria. The focus of the improvements will be restroom facilities, roofs, floor coverings, energy efficiency improvements and enhancements to the structures that bring them more in line with recommendations of the Americans With Disabilities act. More than \$300,000 was raised in 1999. Our hope is that the balance of the funds will be raised in 2000, so that we can begin the renovation process.

Southeast Affordable Housing Corporation continued the management of its two multi-family facilities in the south suburbs. Our Civic Arms unit in South Milwaukee and Packard Hall in Cudahy provide affordable housing to 42 families. With the aforementioned acquisition, renovation and subsequent rental of units at Cherry Creek View Apartments in Oak Creek, we entered the property management phase there as well. In most cases, SAHC projects were financed by tax credits. As a result, in those cases rents are capped at 30 % of a family's monthly income.

South Community Organization, through its subsidiary, the Southside Housing Cooperative, continued the management of a 150-unit, scattered-site portfolio of rental properties on the south side of Milwaukee. Annual income for tenants of these units may not exceed 80 % of the area's median income, adjusted for family size. As the demographics of the south side have changed, so has the constituency of our rental units. Today, 80 % of our tenants are Hispanic, with 50 % of these having Spanish as the primary language in the home. We are well-equipped to respond to the needs of this population, since 80 % of our property management staff speaks Spanish.



## Counseling

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Though "Housing" is part of our name, there are a number of instances where the service we provide to our clientele goes beyond that important and necessary work. That is most evident in programs under way at two of our divisions - South Community Organization and Housing With Help.



A.



A. C. D. E. - United Way  
Day Of Caring Week

B. - Civic Arms  
Halloween Party

F. - Manitoba Park Day  
Camp Awards Day

B.



C.



D.

E.

E.





G.

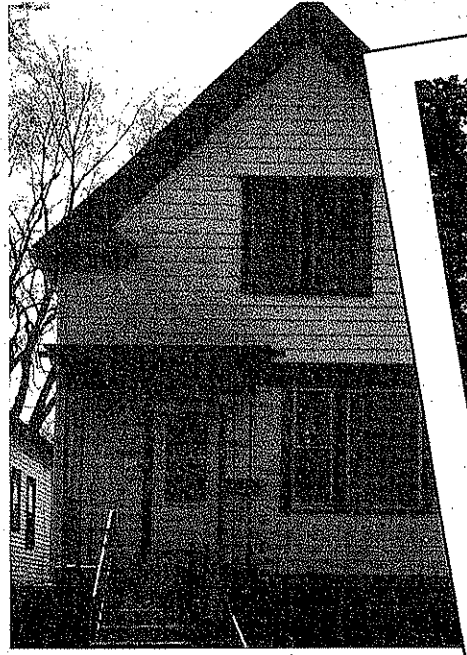
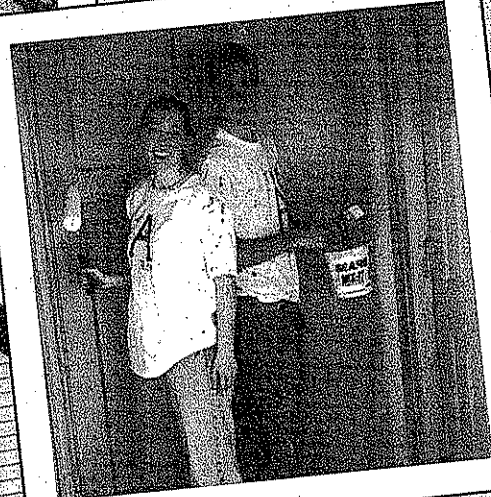


H.



G. I. - Tri-Corp Picnic  
 H. - Reach Out / Reach In  
 J. - Thomas More Seniors  
 K. L. - Self-Help Before & After

J.



K.

L.



South Community Organization launched a new program in 1999 to complement its housing rehabilitation and property management activities. We offered home purchase counseling for the first time, and joined with area lenders to stage a series of free home purchase seminars. During the year, 88 families, interested in home ownership and wanting to learn what they must do to put themselves in position to achieve that goal, took advantage of these counseling opportunities. Of that group, 25 families were able to purchase a home before the end of 1999. Most of the others were continuing efforts to clear credit or save down-payment funds so they could better meet lenders' homebuying criteria. Funding from the United Way and the State Division of Housing helped make the program a success, and ensured its continuation in 2000.

Housing With Help counseling activities focused on relationships with two other service providers. As a result of our ongoing relationship with Set Ministries, the men and women who live in East Samaria and West Samaria were the beneficiaries of expert counseling and supportive care. As needed, Set Ministries' advocates worked on our residents' behalf to secure SSI (Social Security for disabled persons) payments; medical services; case management; and an appropriate social network. Earlier in this report, reference was made to the American Red Cross' 20-bed Safe Haven program launched during 1999 at West Samaria. The goals are similar to those of Set Ministries - medical advocacy, case management, income stabilization and a social outlet.

## Community Services

South Community Organization's summer day camp was expanded in 1999 from six weeks to eight weeks. We also introduced early drop-off and late pick-up of children to make the program more conducive to the needs of working parents. In all, 72 children took part in the camp which, as usual, was headquartered at Manitoba Park on Milwaukee's south side. Participating children enjoyed recreational, field trip and social programming. Our program, in existence for eight years, is licensed as a day care facility by the state of Wisconsin.

SCO also began a major technical assistance effort for another of Milwaukee's affordable housing agencies. Beginning in April of 1999, SCO's accounting and administrative staff worked with the Westside Housing Cooperative to help them upgrade their accounting systems and become more efficient. Westside owns and manages a 280-unit scattered site portfolio on Milwaukee's near west side. Westside Housing Cooperative has a 25-year history of meeting the affordable housing needs of Milwaukee's low- and moderate-income families.

Tri-Corp Housing has come to be recognized for our commitment to clean, safe, livable neighborhoods and our ability to get things done. It is with that in mind that homeowners and business owners often bring to our attention neighborhood properties that appear to be in violation of municipal building codes. In 1999, working with that information, our staff identified 203 residential and business properties that were non-compliant with one or more codes. As we learned of these situations, we sent letters to those property owners, alerting them to code compliance problems and identifying for them possible remedies. By the end of the year, all but 43 properties had been voluntarily brought back to compliance - an action rate of nearly 80%!

We have also established a reputation as being a valuable resource for neighborhood associations and/or block watches, which play key roles in the viabilities of their communities. During 1999, we helped organize two new neighborhood groups - The Burnham Park Neighborhood Association and The Neighbors of Rieske Park. Also, with our assistance, the Clarke Square Community Association, the Cesar Chavez Drive Advance Committee and the Kinnickinnic Avenue Task Force all realized a 10% to 20% growth in their respective membership bases. They also identified many new priorities and goals.



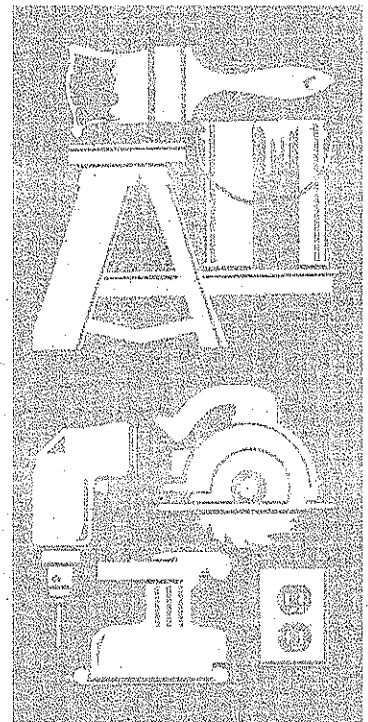
## Special Events

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We were honored to have been selected by the Department of Housing and Urban Development (HUD), after having been recommended by the City of Milwaukee, to take part in the first annual "Raise the Roof Day". HUD's "national housing day" took place in 156 cities on Oct. 16, 1999. The intent of this new venture was to create partnerships between HUD, local governments, non-profit groups and businesses to organize volunteers to repair deteriorated and often vacant housing and to build new housing.

We used the occasion to gather 50 volunteers to assist our staff with work being one on a new house at Mineral and 24th Street. Previously sitting on this lot was a burned-out house which the city had ordered be torn down. We handled the demolition and, using panelized new construction, which is a form of modular housing, erected the new house. Among tasks handled by the volunteers were window installation and fence building. On hand for the occasion were Milwaukee Mayor John O. Norquist; Del Reynolds from HUD's Milwaukee office; a representative of Fannie Mae, the federal mortgage company; and officers of Bay View Federal Savings & Loan and M&I Marshall & Ilsley Bank. The Mineral Street structure is one of two new construction projects we launched in 1999. The other is a house at 25th Street and National Avenue, where an abandoned restaurant sat for several years. We demolished the existing building and began building a house, again using the panelized construction method alluded to earlier. Both houses were expected to be completed in 2000 and then offered for sale.

We used the occasion of the Tri-Corp annual dinner on Nov. 6, 1999, to pay special tribute to some people who have made our community a better place. We presented the Tri-Corp Community Service Award to Dorothy Seeley, founder and then president of United Seniors of Wisconsin, Inc. Under her leadership, the seniors group made funds available to Housing With Help to provide a handicapped-accessible front entrance at West Samaria; clothing for the residents; and reclining chairs for the day room. In addition, United Seniors sponsored an open house and Christmas party. We also presented for the first time the Tri-Corp Samaritan Award. This went to members of the Schowalter Family in recognition of their efforts on behalf of the clients served by Housing With Help. They know of the fine work being done there because a family member is a Housing With Help resident. Through their assistance, the Samaritan Socialites were born. These volunteers work with the HWH staff on such things as weekly bingo, social and recreational events, camping trips and other activities for the residents of East Samaria and West Samaria.



## Volunteer Programs

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In addition to the aforementioned involvement of men and women joining us for "Raise the Roof Day" and assisting our Housing With Help residents, volunteers played vital roles in a number of other Tri-Corp Housing initiatives. Southeast Affordable Housing's Packard Hall received a facelift during 1999 thanks to a crew of United Way "Day of Caring" volunteers. They assisted with landscaping, fence repairs and painting.

South Community Organization benefited from the involvement of young men and women involved in the "Reach Out-Reach In" program, a community service program of the Catholic church. For the eighth straight year, high school students from small towns and suburbs around Milwaukee gave up part of their summer to help us on a variety of projects. In 1999, two separate groups, each accompanied by a counselor, spent a week in Milwaukee assisting us with painting, landscaping, lawn cutting and many other chores. During the winter months, we benefited from the volunteer work of senior students from Thomas More High School. Under the direction of our property management staff, they helped renovate the interiors of many of our rental properties.

# Financial Information Tri-Corp Housing, Inc.

## 1999 Income Statement

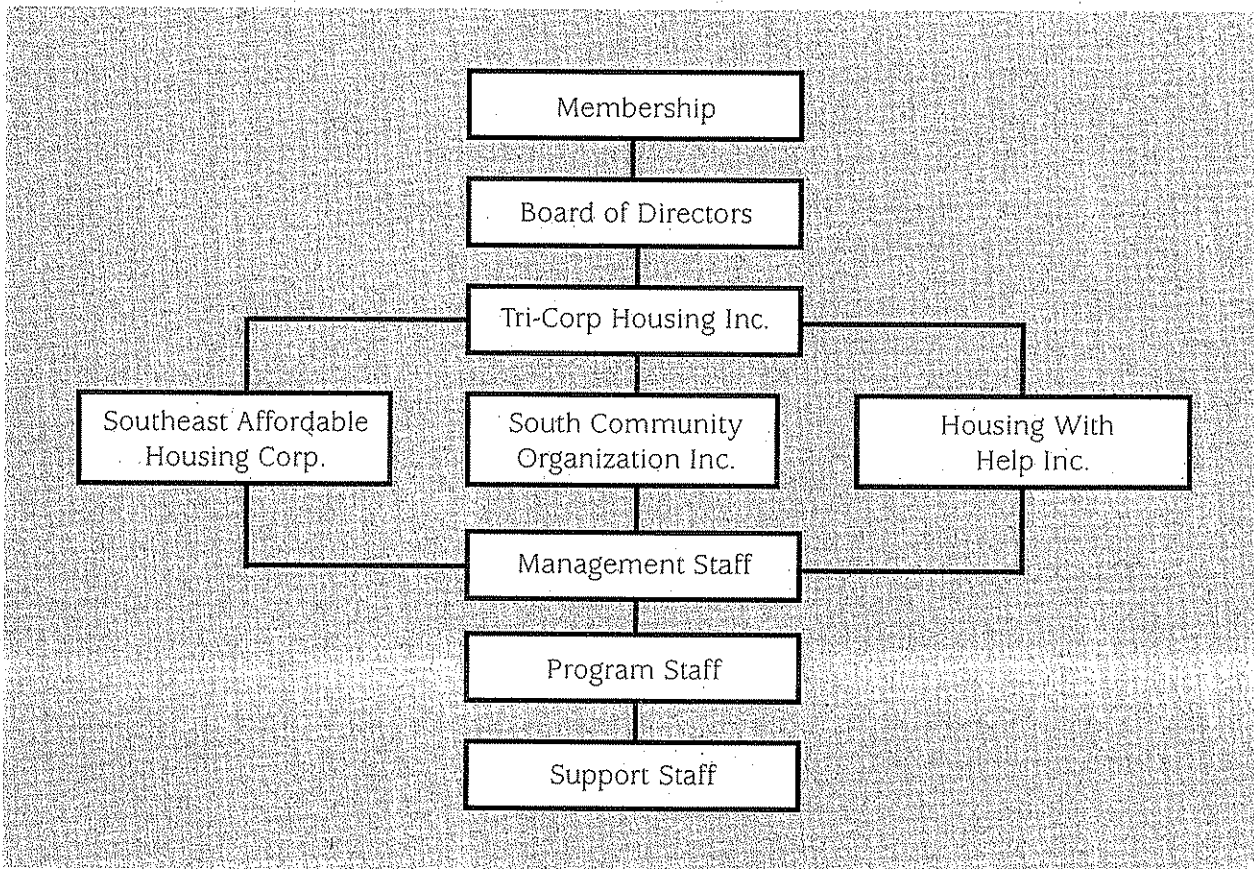
	SCO & Affiliate	HWH	SAHC & Affiliates	Eliminating Entries	1999 Tri-Corp Composite	1998 Tri-Corp Composite
<b>Income</b>						
Grant Support & Revenues	850,175	—	—	—	850,175	886,196
Rent	683,012	960,088	87,525	(4)	1,730,621	1,636,331
Donations	26,474	146,450	—	—	172,924	61,590
Developer's Fees	—	—	7,066	—	7,066	30,422
Property Management Fees	150,958	—	65,808	(96,735)	120,031	1,661
Miscellaneous	13,261	23,866	1,920	(1,154)	37,893	46,256
Fund-raising	2,854	—	—	—	2,854	1,869
Program Revenue	14,181	—	—	—	14,181	11,115
Interest Income	6,503	17,585	367	(54)	24,401	26,581
Net Investment Income	—	7,152	—	—	7,152	6,781
Gain on Sale of Investments	—	25,255	—	—	25,255	32,177
Unrealized Gain on Investments	—	14,066	—	—	14,066	54,188
<b>Total Income</b>	<b>1,747,418</b>	<b>1,194,462</b>	<b>162,686</b>	<b>(97,947)</b>	<b>3,006,619</b>	<b>2,795,167</b>
<b>Expenses</b>						
Program Services	1,602,030	956,726	179,995	(99,101)	2,639,650	2,499,825
Administrative Expenses	134,921	154,025	—	—	288,946	331,968
<b>Total Expenses</b>	<b>1,736,951</b>	<b>1,110,751</b>	<b>179,995</b>	<b>(99,101)</b>	<b>2,928,596</b>	<b>2,831,793</b>
Change in Net Assets	10,467	83,711	(17,309)	1,154	78,023	(36,626)
Net Assets Beginning of Year	765,984	1,701,457	452,625	(247,022)	2,673,044	2,723,385
Prior Period Adjustment	—	—	—	—	—	(13,715)
Net Assets End of Year	776,451	1,785,168	435,316	(245,868)	2,751,067	2,673,044

## Balance Sheet — 12/31/99

<b>Assets</b>						
Cash & Cash Equivalents	(7,169)	186,046	4,485	—	183,362	41,661
Investments	—	473,345	—	—	473,345	596,028
Other Current Assets	1,946,119	132,856	18,587	(143,914)	1,953,648	1,095,767
Restricted Cash	195,543	381,796	34,931	—	612,270	508,310
Property & Equipment	4,005,122	2,822,576	947,683	—	7,775,381	7,754,855
Other Assets	9,077	16,673	1,546,149	(245,868)	1,326,031	845,339
Accumulated Depreciation	(654,347)	(630,486)	(135,643)	—	(1,420,476)	(1,174,874)
<b>Total Assets</b>	<b>5,494,345</b>	<b>3,382,806</b>	<b>2,416,192</b>	<b>(389,782)</b>	<b>10,903,561</b>	<b>9,667,086</b>
<b>Liabilities</b>						
Accounts Payable	199,291	134,004	79,606	(137,569)	275,332	266,310
Prepaid Rents	10,277	9,885	485	—	20,647	—
Accrued Wages	—	—	12,498	—	12,498	32,344
Accrued Interest	18,270	3,540	1,638	—	23,448	13,382
Income Taxes Payable	—	—	—	—	—	25
Payroll Taxes Payable	5,835	8,516	—	—	14,351	3,125
Property Taxes Payable	109,107	—	—	—	109,107	52,881
Refundable Advances	27,649	—	—	—	27,649	27,649
Security Deposits	80,699	—	42,121	(6,345)	116,475	80,256
Client Trust Liability	—	23,100	—	—	23,100	21,392
Line of Credit	213,431	—	21,513	—	234,944	205,185
Current Portion of Mortgages	1,366,941	68,555	56,114	—	1,491,610	1,424,750
Mortgages Less Current	2,686,394	1,350,038	1,766,901	—	5,803,333	4,866,743
<b>Total Liabilities</b>	<b>4,717,894</b>	<b>1,597,638</b>	<b>1,980,876</b>	<b>(143,914)</b>	<b>8,152,494</b>	<b>6,994,042</b>
<b>Net Assets</b>						
Restricted	147,321	501,796	—	—	649,117	602,881
Unrestricted	629,130	1,283,372	435,316	(245,868)	2,101,950	2,070,163
<b>Total Net Assets</b>	<b>776,451</b>	<b>1,785,168</b>	<b>435,316</b>	<b>(245,868)</b>	<b>2,751,067</b>	<b>2,673,044</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>5,494,345</b>	<b>3,382,806</b>	<b>2,416,192</b>	<b>(389,782)</b>	<b>10,903,561</b>	<b>9,667,086</b>

# *Tri-Corp Housing, Inc.*

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## *1999 Board of Directors*

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**President** — Cynthia Cullinan

**Vice President** — Dr. Leslie Gombus

**Vice President** — Gladys Roszak

**Secretary** — Tom Gale

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Ron Knutel	John Machulak	Robert Nicol
Mark Silverman		

Cynthia Dodge
Andrew L. Hunsick
Florence Plessner

**Executive Director** — Michael S. Brever



## **Tri-Corp Housing, Inc.**

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